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Crown Lands Guide

1914

Published by Authority of
THE HONOURABLE JAMES BELTON
Minister of Lands and Works

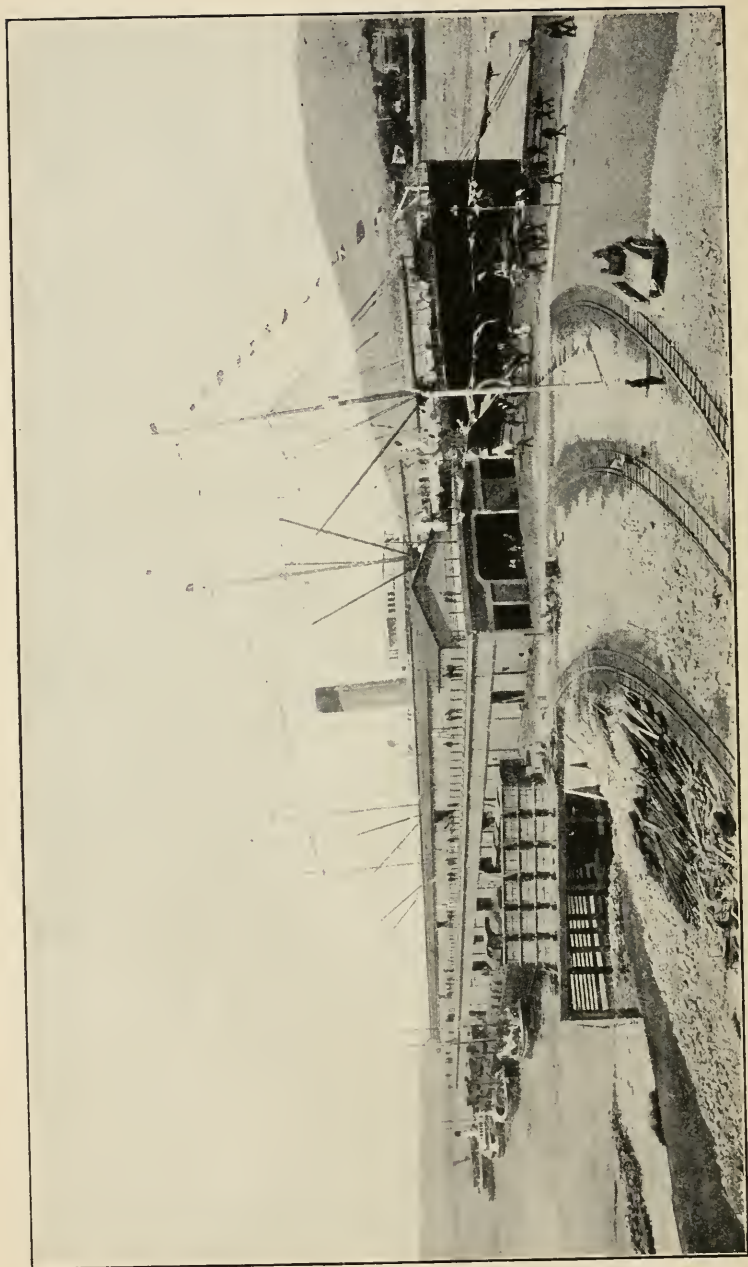


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S.S. CERAMIC SHIPPING FRUIT AT OCEAN PIER, HOBART.

TASMANIA

CROWN LANDS GUIDE

1914

PUBLISHED BY THE AUTHORITY OF THE
HON. JAMES BELTON, MINISTER OF LANDS AND WORKS



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P R E F A C E .

THIS is the Tenth Edition of the Crown Lands Guide, a publication which is compiled from the most reliable sources, mainly for the information of persons abroad who may desire to come and settle in Tasmania. It contains a digest of the Land Laws and Regulations, and gives reliable information upon the settlements of lands in every district throughout the State, setting forth the prices, terms, and conditions under which Crown lands may be purchased and may be leased and occupied for pastoral, manufacturing, or other purposes, under the provisions of "The Crown Lands Act."

Prominence is given to the value of the timber industry and the regulations under which the famous hardwoods of the State are being developed: by the inclusion of a special report by the Chief Forest Officer (Mr. J. C. Penny); and by the insertion of a number of photographic views, which indicate the progress being made in the timber, agricultural, and horticultural industries of the State. Reference is also made to the advancement made in closer settlement, for which, in regard to climate, soils, water, &c., Tasmania is admirably adapted.

The special reports from the district surveyors on the Crown lands available for selection in the various districts throughout the State are calculated to give a good general idea of the character of the country and the facilities that are being provided for its development; whilst the necessarily condensed reports from the experts attached to the Agricultural Department convey much practical information that will be found very useful to the selector in the early stages of his enterprise.

Attention is directed to the great advantages which Tasmania offers to those who desire to engage in the fruit industry (one of the most lucrative in the State), and to the room for expansion of

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the same, especially in the favoured districts of the Huon (in the south), and the Tamar (in the north).

A useful article is contributed to the Guide by Mr. L. A. Evans, Secretary to the Immigration Committee, on matters affecting immigration and the orcharding industry generally; whilst the various references made to the beauty spots of the State are intended to convey a general idea of the natural attractions of the country for the benefit of tourists and others.

The information supplied in previous issues has been carefully revised and brought up to date, under the supervision of the Surveyor-General and Secretary for Lands (E. A. Counsel, Esq.).

JAMES BELTON,
Commissioner of Crown Lands.

25th May, 1914.

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T A S M A N I A.



DEPARTMENT OF LANDS AND SURVEYS.

Offices : Davey-street, Hobart.

Commissioner of Crown Lands

HON. JAMES BELTON, M.H.A.

Surveyor-General and Secretary for Lands

And Chairman of Trustees of Agricultural Bank :

E. A. COUNSEL.

Clerical Staff :

Assistant-Secretary for Lands—W. N. Hurst.

Cashier and Accountant and Collector of Stamp Duties—F. Turner.

Clerks—T. P. Molloy, C. B. Pitman, D. Guilbert, J. L. McGough, J.

Cronly, Miss E. Todd, Miss F. Lewis, D. Hickman.

Engrossing Clerk—R. C. Bompas.

Forestry Staff :

Chief Forest Officer—J. C. Penny.

Chief Inspector of Timber—T. J. Stubbs.

Professional Staff :

Chief Draftsman—Leventhorpe Hall.

Draftsmen—E. P. Lovett, A. B. Howell, O. Roper, C. K. Oldmeadow,

J. M. Clarke, W. Scott, L. Turner, A. Oldmeadow, A. Weber,

O. M. Weber, E. W. Simm, F. Blake, S. H. Barnett.

Messenger—C. E. Emery.

BRANCH OFFICE, ST. JOHN-STREET, LAUNCESTON.

Draftsman and Officer in Charge—T. Garrard.

Clerk—A. Parry.

Messenger—T. Bryan.

District Surveyors :

Name of District.	Name of District Surveyor.	Address.
Buckingham	H. Combes	Hobart
Deloraine	C. M. Archer	Elizabeth Town
Devon	A. C. Hall	West Devonport
Dorset	G. T. Eddie	Invermay
Moorina	G. C. Smith	St. Helens
Fingal	Thos. Clark	Fingal
King Island	C. A. Goddard	Stone Buildings, Hobart
Montagu	C. S. Wilson	Zeehan
Russell	D. Jones	Waratah
Tasman Peninsula	J. H. Hinsby	Kingston-road, Hobart
Wellington Central	F. E. Windsor	Wynyard
Wellington East	H. F. Miles	Burnie
Wellington West	K. M. Harrison	Smithton
Kent and Lake District	C. E. Radcliff	3 Lord-street, Queen- borough
Flinders Island	R. B. Montgomery	Campbell Town
Mersey	J. Wilks	Sheffield

Bailiffs of Crown Lands and Collectors of Timber Licence Fees, &c.

District.	Name of Officer.	Address.
Avoca	L. A. Herbert	Avoca
Beaconsfield	J. W. Waterman	Beaconsfield
Burnie	H. Cleveland	Burnie
Bothwell	J. Reardon	Bothwell
Balfour	L. R. Nibbs	Balfour
Brighton	G. Hildyard	Brighton
Campbell Town	J. L. Goyen	Campbell Town
Cheshunt Estate	G. McCarthy	Cheshunt Estate
Circular Head	A. W. Eyles	Stanley
Clarence	A. Tait	Bellerive
Copping	C. Cooley	Copping
Deloraine	W. Browne	Deloraine
Devonport	A. J. Harris	Devonport
Emu Bay	H. Cleveland	Burnie
Esperance	W. Lisson	Dover
Evandale	W. Devitt	Evandale
Fingal	H. P. Hynes	Fingal
Flinders and sur- rounding Islands	F. H. Archer	Cape Barren Island
George Town	M. Mackey	Lefroy
Glamorgan	C. W. Berresford	Swansea
Glenorchy	M. Conlan	Hobart
Gormanston	G. A. Bradley	Gormanston
Green Ponds	E. C. Flude	Kempton
Hamilton	J. Upchurch	Hamilton
Hythe	G. K. Hall	Hythe
New Norfolk	T. C. Crawford	Macquarie Plains

District.	Name of Officer.	Address.
New Norfolk	C. Griffith	New Norfolk
	W. N. Hurst	Hobart
Hobart	J. C. Penny	Hobart
	G. W. Ward	Hobart
	T. Males	Glebe Town
Woolmers Estate	W. T. Spencer	Woolmers, Cressy
Huon	J. Anderson	Franklin
	H. G. Crosswell	Huonville
Port Cygnet and N. Bruny	T. S. Telford	Woodbridge; also N. Bruny
Kingborough	T. Lynskey	Kingston
Kentish	—	Sheffield
King Island	P. T. Sullivan	Currie Harbour
Latrobe	J. Montgomery	Latrobe
Launceston	O. E. Hedberg	Launceston
Leven	W. C. Longman	Ulverstone
Lilydale	C. P. Foley	Lilydale
Longford	C. C. Lyndon	Longford
New Town	T. Males	Glebe
Oatlands	L. H. Rooke	Oatlands
Patersonia and St. Leonards	A. R. Cooper	Patersonia
Penguin	C. H. Harris	Penguin
Port Cygnet	H. J. A. Harris	Lovett
Portland	P. Largan	St. Helens
	C. A. Wicks	Lottah
Queeustown	C. E. Tomkinson	Queeustown
Richmond	J. F. Dore	Richmond
	W. C. Gandy	Derby & Moorina
Ringarooma	A. H. Jones	Ringarooma
	A. Brown	Gladstone
	J. Donohue	Scottsdale
Scottsdale	J. Carr	Sorell
Sorell	W. Woodorth	Triabunna
Spring Bay	R. Thompson	Strahan
Strahan	A. J. Levett	Dundas
Zeehan	W. H. Stewart	Wynyard
Table Cape	A. Cole	Premaydena
Tasman	A. Court	Waratah
Waratah	J. Dwan	Westbury
Westbury	J. Lonergan	Zeehan
Zeehan		

Residence, Business, and Occupation Licences.

OFFICERS AUTHORISED TO ISSUE RESIDENCE, BUSINESS,
AND OCCUPATION LICENCES UNDER "THE CROWN
LANDS ACT, 1911."

Town.	Name.
Beaconsfield	Mr. J. W. Waterman
Burnie	Mr. A. J. Harris
Cape Barren Island ...	Mr. F. H. Archer
Derby	Mr. W. C. Gandy
Dundas	Mr. A. J. Levett
Fingal	Mr. H. P. Hynes
Gladstone... ..	Mr. J. H. Wilkes
Hobart	Mr. W. N. Hurst
Launceston	Mr. T. Garrard
Lottah	Mr. C. A. Wicks
Lefroy	Mr. M. Mackey
Linda	Mr. G. A. Bradley
Mathinna	Mr. R. S. Kelly
Moorina	Mr. F. E. Bomford
Mount Balfour... ..	Mr. L. R. Knibbs
Patersonia	Mr. A. R. Cooper
Queenstown... ..	Mr. J. Carr
Ringarooma... ..	Mr. A. H. Jones
Sheffield	Mr. T. Gillam
Stanley	Mr. A. W. Eyles
Strahan	Mr. R. J. Thompson
Scottsdale	Mr. J. Donohue
St. Helens	Mr. P. Largan
St. Marys	Mr. W. L. Shegog
Ulverstone	Mr. W. C. Longman
Waratah	Mr. H. C. Court
Wynyard	Mr. W. H. Stewart
Zeehan	A. J. Levett

CROWN LANDS GUIDE.

ADMINISTRATION.

THE Minister of Lands controls the Departments of Lands and Surveys, Public Works, and Agriculture. Of these three Departments the Public Works Department deals with the expenditure of moneys voted by Parliament for the construction of Public Works, or arising from the Road Fund provided for under Part XIII. of "The Crown Lands Act." The Department of Lands and Surveys is under the supervision of the Secretary for Lands, who is also Surveyor-General; it controls all business connected with the sale, leasing, or disposal of Crown lands, and all public surveys.

To facilitate the despatch of business the heads of the various Departments pay periodical visits to Launceston and other important centres.

LANDS AND SURVEYS.

The business of the Department of Lands and Surveys is transacted by virtue of "The Crown Lands Act, 1911," and previous Land Acts.

For the convenience of survey operations, the State is divided into 16 survey districts. The names and addresses of the district surveyors are given in the list of officers attached to the Department (*vide* p. 2).

The district surveyors will always be prepared to give information to intending selectors without charge, unless the selector should wish the surveyor to personally visit the land before an application is made.

DIGEST OF "CROWN LANDS ACT" AT PRESENT IN OPERATION.

Lands of the Crown are defined to be any lands in the State which are or may become vested in the Crown, and have not been and are not dedicated to some public use.

The Governor in Council, if he thinks fit, may, by Proclamation, withhold or withdraw from selection, sale, or leasing, any lands of the Crown.

The Governor in Council may make, alter, or amend Regulations under "The Crown Lands Act," such Regulations to be published in the "Gazette."

The Minister of Lands for the time being is the Commissioner for the disposal of lands of the Crown, and has the power of making all contracts, leases, or licences, and in such capacity may sue or be sued.

The Governor may, from time to time, appoint a Surveyor-General, who shall also be Secretary for Lands, and shall have the direction and conduct of all surveys for any public purposes, whether under this or any other Act, and shall perform such duties as may be assigned to him by the Commissioner.

The Governor may from time to time appoint a Conservator of Forests, who shall perform such duties as may be assigned to him by the Commissioner.

CLASSIFICATION OF LANDS. (PART I.)

Lands are divided into two classes under "The Crown Lands Act, 1911," as follows:—

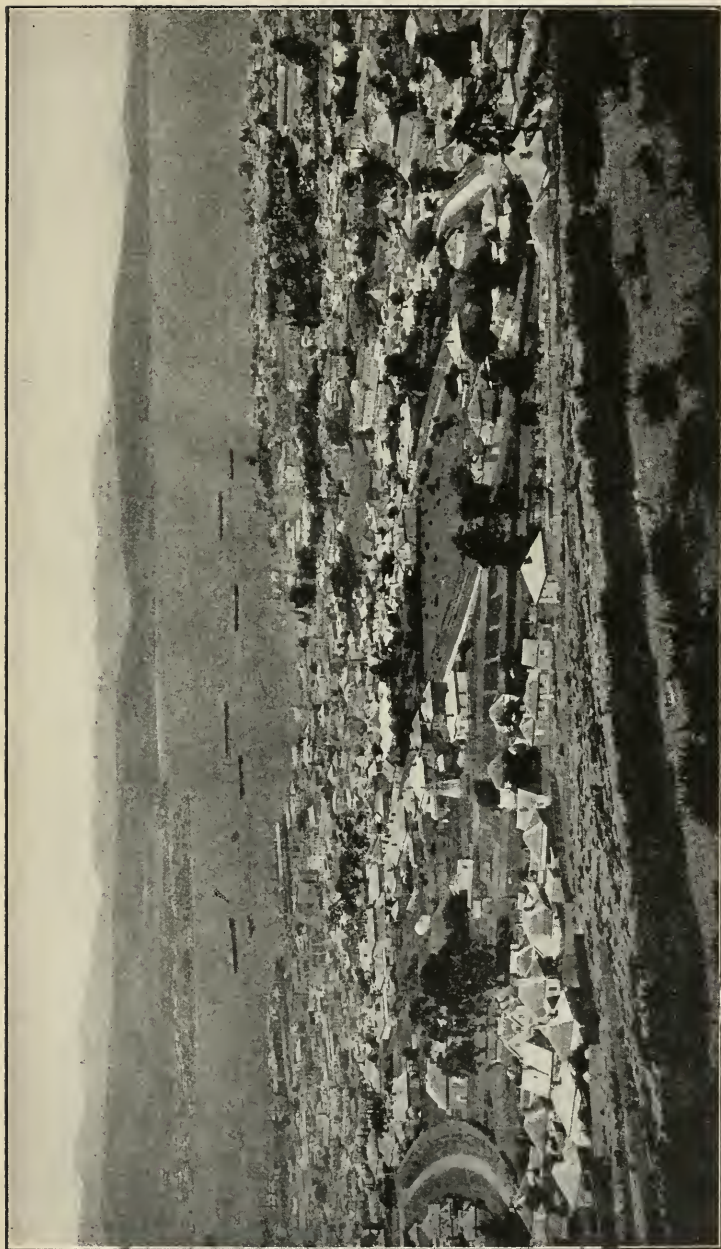
- I. Town lands, comprising all lands situate within any city, and all lands within a distance of 5 miles from the nearest point of any part of the boundaries of any city, and all lands situate within the boundaries of any town:
- II. Rural lands, comprising—
 - (a) First-class agricultural lands.
 - (b) Second-class lands.
 - (c) Third-class lands.

The Commissioner may decline to enter into a contract or refuse any application for the sale and purchase of any Crown land in any case in which the land selected or applied for is considered to be auriferous or to contain minerals, or which, in the opinion of the Commissioner, is likely to be required as a Timber Reserve, or for obtaining timber therefrom for sawmilling purposes, or where the cost of providing a road is excessive, or for any other special reason.

The Governor in Council may, by Proclamation in the "Gazette," except from sale and reserve to His Majesty such land as he sees fit for the preservation and growth of timber.

The Commissioner may from time to time issue to any person a lease of Crown land for the purpose of obtaining timber therefrom for sawmilling purposes.

Every such lease shall be issued in respect of an area not exceeding 1500 acres to any such person for any term not exceeding 21 years, and shall be subject to such regulations, conditions, and stipulations as may from time to time be prescribed; but no lease shall be granted of a greater area than 100 acres for the taking of timber within 5 miles of any town situated in any mining field.



HOBART FROM LANSDOWNE CRESCENT.

RESERVES FOR PUBLIC PURPOSES. (PART I.)

The Governor in Council may, by Proclamation in the "Gazette," except from sale and lease and reserve to His Majesty such land as may be required for—

- i. Public roads or streets, or other internal communications, whether by land or water:
- ii. Military or defence purposes:
- iii. Sites for the erection of public libraries, public halls, museums, literary or scientific institutions, hospitals or almshouses for aged or infirm poor, or places for the interment of the dead:
- iv. Sites for public wharves or quays, breakwaters, or landing-places:
- v. Sites for trigonometrical stations or for other purposes connected with the survey of the State:
- vi. Places for purposes of public recreation and amusement:
- vii. The preservation of water-supply:
- viii. Irrigation works, dams, reservoirs, aqueducts, water-courses, drains, sewers, or other works:
- ix. Sanctuaries for birds, or for acclimatisation purposes:
- x. The preservation of game or fauna or flora, either native or imported:
- xi. Any purpose of public safety, convenience, health, or enjoyment:
- xii. For any other public purpose that he may think fit, whether similar to any of those above mentioned or not.

Any lands so excepted from sale, and reserved to His Majesty, may be subsequently vested in any person or body of persons, corporate or incorporate, subject to such conditions, reservations, exceptions, and limitations as the Governor in Council shall see fit to impose.

The Governor may, by notice in the "Gazette," except from sale and reserve as a school allotment any portion of the lands of the Crown, wherever situate, not exceeding 5 acres in extent: and upon such land being occupied for educational purposes the same may be vested in the Minister of Education, as provided in this Act.

It shall not be lawful for the Governor to except from sale and reserve to His Majesty, or to dispose of, except by sale under this Act, any Crown lands as sites of places for public worship or for any other religious purposes. Any lands which have before the 17th day of September, 1868, been reserved for sites of places of public worship of any religious denomination may be granted.

In every town that may be surveyed and subdivided for sale, before any lots are put up for auction the Commissioner may except from sale any area not exceeding 20 acres of land for recreation purposes, in one or more blocks, and such other blocks for such other public purposes as he may deem necessary in accordance with the provisions of "The Crown Lands Act."

When any land has been reserved for streets, roads, &c., and not used by the public, or is no longer required, the Governor in Council may revoke such reservations, and may sell such land.

SELECTION AND PURCHASE OF LAND. (PART II.)

Any person of the age of 18 years or upwards may, subject to the provisions of this Act, select and purchase under this Act—

1. At the price and upon the terms set forth in the Schedule (2), one lot of first-class land, not exceeding 200 acres nor less than 15 acres, provided such person is not then the holder upon credit of any land classified as first-class land (under this or any Act relating to the sale of Crown lands) or any unclassified rural land for which the whole of the purchase-money has not been paid:

	£	s.	d.
Purchase-price	100	0	0
Add one-third for credit	33	6	8
Purchase-money	£133	6	8

Schedule (2).

	£	s.	d.
Cash at time of purchase	0	16	8
1st year	1	5	0
2nd year	1	5	0
3rd year	5	0	0
4th year	5	0	0
5th year	5	0	0
6th year	5	0	0
7th year	7	10	0
8th year	7	10	0
9th year	7	10	0
10th year	7	10	0
11th year	10	0	0
12th year	10	0	0
13th year	10	0	0
14th year	10	0	0
15th year	10	0	0
16th year	10	0	0
17th year	10	0	0
18th year	10	0	0
	£133	6	8

and in like proportion for any greater or smaller amount of purchase-money.

11. At the value per acre, to be fixed by the Surveyor-General in the prescribed manner, and upon the terms set forth in Subsection (2) of this section, one lot of second-class land, not exceeding 300 acres nor less than 30 acres, provided such person is not then the holder upon credit of any land classified as second-class land, under this Act or any Act relating to the sale of Crown lands) for which the whole of the purchase-money has not been paid:
111. At the value per acre, to be fixed by the Surveyor-General in the prescribed manner, and upon the terms set forth in Subsection (2) of this section, one lot of third-class land, not exceeding 600 acres nor less than 60 acres, provided such person is not then the holder upon credit of any land classified as third-class land (under this Act or any Act relating to the sale of Crown lands) for which the whole of the purchase-money has not been paid.

Upon the sale of any second-class or third-class land purchased under this section the terms of purchase shall be as follows:—A sum equal to one-third of the price shall be added thereto by way of premium for allowance of credit, and the amount of the price and the premium shall become the purchase-money of the land, and the purchaser shall pay a deposit of one-fortieth part of the purchase-money at the time of sale, and shall contract to pay, and shall pay, the residue of the purchase-money by 14 annual instalments, of which each of the first two instalments shall equal in amount one-twenty-sixth part of such residue, and each of the remaining instalments shall equal in amount one-thirteenth part of such residue, in the manner set forth in the example in Schedule (3); the first instalment to be paid at the expiration of one year from the time of sale.

NOTE.—Provided that no Crown land within the area and during the currency of a pastoral lease shall be sold at a less price than Ten Shillings per acre.

Schedule (3).

Showing the proportion in which the payments for second-class land are distributed:—

	£	s.	d.
100 acres at 10s. per acre	50	0	0
Add one-third for credit	16	13	4
Purchase-money	£66	13	4
Cash at time of purchase .. $\frac{1}{50}$ pur. money	1	13	4
1st year	$\frac{1}{26}$ residue	2	10 0
2nd year	$\frac{1}{26}$ „	2	10 0
3rd year	$\frac{1}{13}$ „	5	0 0

		£	s.	d.
4th year	$\frac{1}{13}$ residue	5	0	0
5th year	"	5	0	0
6th year	"	5	0	0
7th year	"	5	0	0
8th year	"	5	0	0
9th year	"	5	0	0
10th year	"	5	0	0
11th year	"	5	0	0
12th year	"	5	0	0
13th year	"	5	0	0
14th year	"	5	0	0
		£66 13 4		

and in like proportion for any greater or smaller area than 100 acres.

Any person of the age of 18 years and upwards, not disqualified, may select and purchase, at the price and upon the terms set forth in the next schedule, one lot of third-class land not exceeding 600 acres nor less than 60 acres.

Where any third-class land, being less than 60 acres in area, and not contiguous or adjacent to any other Crown land, is so situated as to make it desirable in the opinion of the Commissioner of Crown Lands that the same should be sold, he may cause the same to be sold as and according to the payments in which third-class land is sold.

Schedule.

Showing how the payments for third-class land are distributed:—

	£	s.	d.
100 acres at 5s. per acre	25	0	0
Add one-third for credit	8	6	8
Purchase-money	£33 6 8		

		£	s.	d.
Cash at time of purchase	$\frac{1}{40}$ pur. money	0	16	8
1st year	$\frac{1}{26}$ residue	1	5	0
2nd year	"	1	5	0
3rd year	"	2	10	0
4th year	"	2	10	0
5th year	"	2	10	0
6th year	"	2	10	0
7th year	"	2	10	0
8th year	"	2	10	0
9th year	"	2	10	0
10th year	"	2	10	0
11th year	"	2	10	0
12th year	"	2	10	0
13th year	"	2	10	0
14th year	"	2	10	0
		£33 6 8		

and in like proportion for any greater or smaller area than 100 acres.

Every person who has purchased any land under Part II. may make a further purchase, provided that the total area held by him by virtue of such purpose does not exceed, in the case of—first-class agricultural land, 200 acres; of second-class land, 300 acres; and of third-class land, 600 acres—nor consist of more than three lots: and if such lots adjoins the total frontage on any road or stream shall not exceed the maximum frontage that would be allowed if the selections had been made in one lot.

Additional selections shall be subject to all the conditions of original selections.

Homestead Areas.

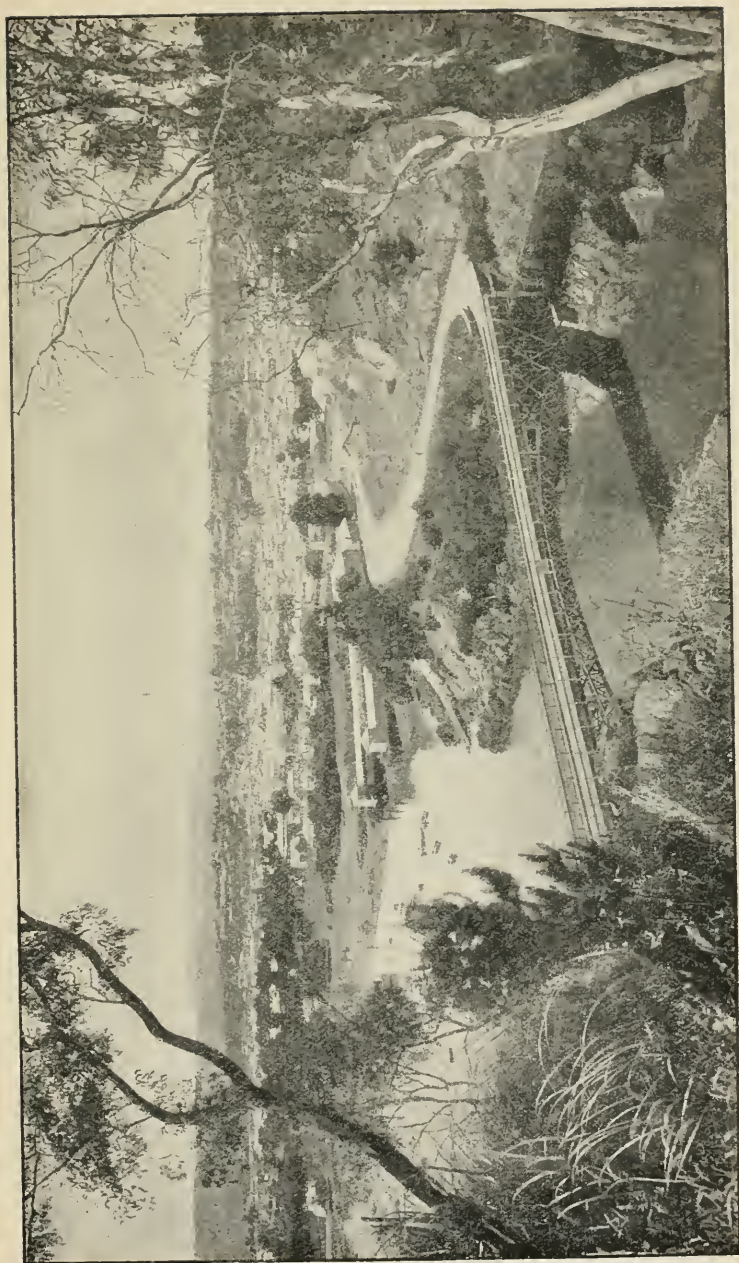
Any person of the age of 18 years or upwards, who is not the holder on credit of any land purchased under this or any previous Act may select and purchase, at the price and upon the terms set forth in the Schedule (4), one lot of first-class agricultural land not exceeding 50 acres nor less than 15 acres, and upon the Commissioner notifying him that the land is available, and can be purchased in accordance with his application, shall be entitled to receive a certificate in the form prescribed; and such certificate shall, subject to the provisions of this Act, authorise the person obtaining it to enter upon and take possession of the land described therein, and to hold possession of, occupy, and improve such land to the exclusion of any other person or persons whomsoever, and to bring and maintain actions for trespass committed thereon.

	£	s.	d.
50 acres at £1 per acre	50	0	0
Add one-third for credit	16	13	4
Purchase-money	£66	13	4

Schedule (4).

	s.	d.	£	s.	d.
Cash at time of purchase... ..	0	2 per acre	0	8	4
1st year		..	Nil.		
2nd year		..	Nil.		
3rd year		..	Nil.		
4th year	0	10 per acre	2	1	8
5th year	0	10 „	2	1	8
6th year	0	10 „	2	1	8
7th year	2	0 „	5	0	0
8th year	2	0 „	5	0	0
9th year	2	0 „	5	0	0
10th year	2	0 „	5	0	0
11th year	2	0 „	5	0	0
12th year	2	0 „	5	0	0
13th year	2	0 „	5	0	0
14th year	2	0 „	5	0	0
15th year	2	0 „	5	0	0
16th year	2	0 „	5	0	0
17th year	2	0 „	5	0	0
18th year	2	0 „	5	0	0
			£66	13	4

and in like proportion for any smaller area than 50 acres.



LAUNCESTON.

Every person who has purchased land under the last preceding section shall, within four years from the date of the certificate mentioned in the last preceding section, take, in his own person, possession of the land, and personally occupy the same; and if possession be not taken as aforesaid, the Commissioner may cancel the certificate mentioned in the last preceding section, and thereupon the land shall, without any further proceedings, be absolutely forfeited and open to application by another person, or to other disposition, in the discretion of the Commissioner.

In cases of illness vouched for by sufficient evidence to the satisfaction of the Commissioner, or in other special cases, the Commissioner may, in his discretion, by writing under his hand, grant permission to the selector to be absent from his land, without prejudice to his right therein, for such period as the Commissioner shall specify in such written permission.

The purchaser of any land under Section 27 of this Act shall occupy such land for the full term of five years, and shall during such term of five years effect substantial improvements on such land to the value of One Pound per acre of the whole of the land; otherwise such land, together with all improvements thereon, shall be liable to be forfeited to the Crown.

Mining Areas.

The Governor may—

- I. Proclaim any Crown land a mining area:
- II. Alter or revoke the proclamation of any mining area.

Crown land situate within any mining area shall be sold or disposed under and be subject to the provisions of this part.

Provided, however, that any land within a mining area shall be subject nevertheless to all the provisions of "The Mining Act, 1905," and shall be available for all the purposes of such Act.

Any person of the age of 18 years or upwards may select and purchase, subject to the provisions hereinafter contained, one lot of first-class land within any mining area, not exceeding 100 acres, at a price to be fixed by the Surveyor-General in the prescribed manner: Provided that when any such Crown land within any mining area is within a distance of 1 mile from the nearest point in the boundary of any town, such land may be selected and purchased in lots of not less than 10 nor more than 20 acres.

Crown lands within any mining area not purchased under the provisions of the immediately preceding section may be sold by the Commissioner by public auction, and if offered for sale by auction and not sold, then by private contract, in the manner provided by Part V. of this Act.

No land within a distance of 1 mile from the nearest point in the boundary of any town shall be sold under this section as second-class land.

All such land shall, previously to being submitted to public auction, be surveyed in lots of not more than 100 acres, and, in the case of first-class lands, of not less than 10 acres, and, in the case of second-class lands, of not less than 30 acres, and, in the case of third-class lands, of not less than 50 acres.

The upset price of land submitted to auction in any mining area shall be fixed by the Governor, and in the case of first-class land shall not be less than One Pound per acre, and in the case of second-class land shall not be less than Ten Shillings per acre, and in the case of third-class land shall not be less than Five Shillings per acre.

Any first-class land purchased under the provisions of this Act within any mining area shall be occupied by the selector or purchaser thereof, or by some member of his family, or someone employed by him or in his behalf, for at least three years before a grant shall be issued therefor, and in default of being so occupied such land shall be liable to be forfeited to the Crown. Such occupation shall be commenced within two years after the date of the contract of sale and purchase.

The Governor may, on the recommendation of the Surveyor-General, reserve from sale, by notice, any area outside of and adjoining any town boundary as a firewood reserve for the use of the inhabitants of the town. Such firewood shall only be cut under the authority of the Commissioner.

Under "The Mining Act Amendment Act, 1911," gold and silver on or below the surface of all land in the State, whether alienated or not alienated, are the property of the Crown, unless the grant expressly includes them. All other minerals on or below the surface of all land in Tasmania which was not alienated from the Crown before the 14th of November, 1893, are the property of the Crown. By Section 344 of "The Mining Act Amendment Act, 1911," machinery is provided whereby persons may make an application to the local wardens for a permit to enter upon private land for the purpose of mining upon certain conditions. Sections 350 and 351 provide machinery for arriving at the compensation which the owner will be entitled to receive for loss of the surface, severance, &c.

All lands selected or alienated under the provisions of this or any previous Act may be resumed for all or any of the purposes included in the term "mining purposes" as defined by "The Mining Act, 1905," by His Majesty on paying compensation to the selector, grantee, or purchaser thereof for the value, other than that of gold or other metals or minerals contained in such land, of the lands and improvements so resumed in the manner prescribed by "The Lands Resumption Act, 1910."

All lands of the Crown which are sold or in any manner alienated from the Crown, or in respect of which a lease or licence to hold or occupy the same for other than the purposes of mining, or winning,

getting, or working metals or minerals is issued, shall be sold or otherwise alienated, leased, or licensed as aforesaid only as regards the surface, and down to such depth below the surface, being not less than 50 feet, as the Governor may by any order-in-council direct.

SURVEY OF LAND SELECTED FOR PURCHASE. (PART III.)

When a selection of first-class land is approved by the Commissioner the applicant must pay the expense of surveying such land in the following manner:—To the amount of the prescribed survey fee a sum of Two Shillings and Sixpence in the Pound sterling (or part thereof) shall be added by way of interest, and the applicant shall pay one-fifth of the whole amount upon demand, and the balance by four equal annual instalments.

Example.

	£	s.	d.
Survey fee for 100 acres	11	0	0
Interest at 2s. 6d. in the Pound	1	7	6
	£12	7	6

Repayments.

	£	s.	d.
One-fifth on demand	2	9	6
1st year	2	9	6
2nd year	2	9	6
3rd year	2	9	6
4th year	2	9	6
	£12	7	6

and in like proportion for any greater or smaller amount of survey fee.

Applicants for second and third class land must pay survey fees in cash within 30 days of demand.

The first annual payment must be made one year after the date of the sale and purchase of the land.

A purchaser may at any time before forfeiture of the land pay off the balance of survey fee, and in every case a deduction shall be allowed in the sum added by way of interest proportionate to the amount then due.

The non-payment of any part of survey fee shall have the same operation upon the rights and privileges of the purchaser as failure to pay an instalment of the purchase-money, and any portion of survey fee remaining unpaid after the same has become due may be recovered as a debt due to the Crown.

On payment of one-fifth of the survey fee the Commissioner shall cause the land to be surveyed, but the payment of the whole or part of such survey fee shall not confer upon the applicant any estate or interest in such land or any title thereto.



LAKE GEORGE AND MOUNT KING WILLIAM.

SURVEY FEES.

Surveyors will be paid these fees, but a deduction may be made when more than four lots are surveyed at the same time adjoining each other. A deduction will also be made when any boundaries or roads have been laid off by surveyors employed by the Government of Tasmania.

		Plain open country, lightly timbered and easy to survey. (A)			Ordinary scrub and heavily timbered country. (B)			In country covered with Horizontal or Banera scrub. (C)				
		£	s.	d.	£	s.	d.	£	s.	d.		
Fifteen acres and under.....		3	3	0	...	4	5	0	...	4	15	0
Above 15 acres and not exceeding 25 acres		4	0	0	...	5	10	0	...	6	2	6
"	25 "	4	10	0	...	6	0	0	...	6	15	0
"	30 "	5	0	0	...	7	0	0	...	7	17	6
"	40 "	5	15	0	...	7	15	0	...	8	15	0
"	50 "	6	5	0	...	8	10	0	...	9	10	0
"	60 "	7	5	0	...	10	0	0	...	11	5	0
"	80 "	8	0	0	...	11	0	0	...	12	7	6
"	100 "	9	0	0	...	12	5	0	...	13	15	0
"	125 "	9	15	0	...	13	10	0	...	15	2	6
"	150 "	11	5	0	...	15	10	0	...	17	10	0
"	200 "	12	15	0	...	17	10	0	...	19	12	6
"	250 "	14	0	0	...	19	0	0	...	21	7	6
"	300 "	15	0	0	...	20	10	0	...	23	0	0
"	350 "	16	0	0	...	22	0	0	...	24	15	0
"	400 "	17	0	0	...	23	5	0	...	26	2	6
"	450 "	18	0	0	...	24	10	0	...	27	10	0
"	500 "	19	10	0	...	27	0	0	...	30	7	6
"	600 "	25	5	0	...	34	15	0	...	39	2	6
"	1000 "	4	10	0	...	6	6	0	...	7	0	0
1000 acres at the rate for every 500 acres or part thereof to be added to the fee for 1000 acres ..												

Surveyors must certify on honour in their accounts as to the class of country surveyed, and in the event of any question arising on this subject the same shall be settled by the Surveyor-General, whose decision shall be final.

	£	s.	d.
Single town allotments, 2 acres and under (for extra allotment)	2	2	0
Single town allotments, over 2 and not exceeding 10 acres	3	3	0
For single town allotments above 10 acres the fees are to be the same as fees for surveys under "The Crown Lands Acts."			
Town section containing 5 allotments	7	15	0
Town section containing less than 5 allotments, per lot	1	11	0
For sections containing more than 5 allotments the Surveyor-General will decide the fee to be paid for each lot.			
For surveying and marking boundary-lines, per chain	0	1	9
For the obliteration of survey-marks, per mile	0	10	0
Roads, drainage reserves, and tramway surveys, for first 2 miles or under, per chain	0	1	9
For every additional chain above 2 miles	0	1	6
Connecting surveys, per chain, in plain open country	0	1	3
Connecting surveys, per chain, in scrub and heavily timbered country	0	1	6
Where an isolated survey is urgently required by the Department, the Surveyor-General shall decide what amount shall be paid to the surveyor to compensate him for the travelling connected therewith.			
Where special circumstances occur which render a city or town survey specially difficult, the Surveyor-General shall determine what survey fee shall be paid.			
For special services, a surveyor with full party (to consist of not fewer than 2 men and the surveyor), per diem.....	3	3	0
For each additional man above two and not exceeding four, per diem	0	10	0
For special services, a surveyor without party, per diem	2	2	0
Where special circumstances arise, or special difficulty is experienced, and extra measurements are necessary to determine the positions of original boundaries, the Surveyor-General shall decide the additional amount to be paid to the surveyor.			
For the survey of previously alienated lands, and for all claims for grants through the Supreme Court, the following fees will be charged :—			
Survey Scale—Single survey	3	3	0

City and Town Allotments.

Country Lands.

These fees are to be the same as for lots surveyed under "The Crown Lands Act."
 All questions of fees for surveys made for the Government which are not provided for in these regulations shall be determined by the Surveyor-General.

SURVEY FEES—continued.

Survey Scale for a Selection of First-class Land, with Interest added.		Plain Open Country, Lightly Timbered and Easy to Survey, Schedule (A).		Ordinary Scrub and Heavily-timbered Country, Schedule (B).		In Country covered with Horizontal or Bauera Scrub, Schedule (C).	
		£	s.	d.	£	s.	d.
Fifteen acres and under		3	10	10	4	15	8
Above 15 acres and not exceeding 25 acres		4	10	0	6	3	9
25 "		5	1	3	6	15	0
30 "		5	12	6	7	17	6
40 "		6	9	5	8	14	5
50 "		7	0	8	9	11	3
60 "		8	3	2	11	5	0
80 "		9	0	0	12	7	6
100 "		10	2	6	13	15	8
125 "		10	9	5	15	3	9
150 "		12	3	2	17	8	9
200 "							
Survey Scale for a Selection of Second or Third Class Land.							
Thirty acres and under		5	0	0	7	0	0
Above 40 "		5	15	0	7	15	0
50 "		6	5	0	8	10	0
60 "		7	5	0	10	0	0
80 "		8	0	0	11	0	0
100 "		9	0	0	12	5	0
125 "		9	15	0	13	10	0
150 "		11	5	0	15	10	0
200 "		12	15	0	17	10	0
250 "		14	0	0	19	0	0
300 "		15	0	0	20	10	0
350 "		16	0	0	22	0	0
400 "		17	0	0	23	5	0
450 "		18	0	0	24	10	0
500 "		19	10	0	27	0	0
600 "		25	5	0	34	15	0
1000 acres at the rate for every 500 acres or part thereof to be added to the fee for 1000 acres		4	10	0	6	6	0
					7	0	0

In all cases applicants are required to pay heavily timbered country fees as in Schedule "B" above (in five equal payments if the land is sold as first-class, otherwise in cash). If a less fee is required a refund will be made on application being received for same.

If the country applied for is found after survey to be covered with Horizontal or Bauera Scrub, applicants will be required to pay fees in accordance with Schedule "C" within 30 days from the date of posting the demand for same, and should the applicant fail to do so, his application may be cancelled.



MEANDER RIVER AT DELORAINE.

CONTRACTS. (PART II.)

The Commissioner and the applicant for any land for purchase upon credit shall, after survey, mutually enter into contract for the sale and purchase of the land, at the price and upon the terms, and subject to the conditions contained in the Act.

No person shall become the purchaser of any Crown land who is in respect of such land a servant of, or an agent or trustee for any other person, or who, at the time of his application, has entered into any agreement to permit any other person to purchase any such land, or any part thereof; and all contracts, agreements, and securities made, entered into, and given with the intent of evading the provisions of this section, shall be illegal; and if any person shall (in evasion of the provisions of this section) become the purchaser of any land, all the right, title, and interest of the purchaser, and all moneys paid in respect of such land, and the land itself, with all improvements thereon, shall be absolutely forfeited, and the said land shall again become Crown land.

Any person who shall enter into a contract or agreement declared to be illegal shall be guilty of a misdemeanour, and on conviction be liable to be fined in any sum not exceeding One hundred Pounds, or to be imprisoned for any term not exceeding Two years.

No application to select and purchase land shall be received from, or in the name of, or on behalf of, any person under the age of 18 years, and every applicant shall state in his application that he is of the age of 18 years or upwards.

Every purchaser of Crown land between the ages of 18 and 21 years shall be subject to the same liabilities and have the same rights under this Act as if he were of the full age of 21 years.

SALE BY AUCTION. (PART V.)

The following Crown lands may be sold by public auction:—All rural lands not excepted from sale under this Act, and all town lands.

The lowest upset price of Crown land offered for sale by auction is One Pound per acre for first-class agricultural land, Ten Shillings per acre for second-class land, and Five Shillings per acre for third-class land.

All lands to be offered by auction must be surveyed and delineated in the public charts of the State before being offered for sale.

The area of any lot of rural land put up for sale by auction must not exceed 200 acres of first-class agricultural land, 300 acres of second-class land, or 600 acres of third-class land.

No land shall be sold at auction within a mining area as second-class land within a distance of 1 mile from the nearest point in the boundary of any town, and no land shall be sold as third-class land within any mining area.

No person under the age of 18 years shall be entitled to purchase any land at auction, nor shall any person hold on credit at any one time more than 200 acres of first-class agricultural land, 300 acres of second-class land, or 600 acres of third-class land.

The highest bidder at auction becomes liable for the payment of deposit, and if such person shall fail to pay the amount necessary under such bid on the day of sale, such person shall be guilty of a breach of agreement under this Act, and shall forfeit and pay a penalty of double the amount of the deposit in respect of which default has been made.

Auction sales are held during the months of April and October in each year at Hobart, Launceston, Latrobe, Scottsdale, Derby, St. Helens; Ulverstone, Burnie, Deloraine, Smithton, Stanley, Zeehan, Strahan, Queenstown, Flinders Island, and King Island, and at such other places as the Commissioner may appoint.

SALES BY PRIVATE CONTRACT.

If after a sale by auction any lots remain unsold, the Commissioner, within 21 days, causes a list of such lots to be prepared, and a notice published in the "Gazette" to the effect that 14 days after the date of notice, the lands included in such list may be sold by private contract, at the upset prices therein specified; and such lands will be sold to the first applicant; but if more than one application be received for the same lot at the same time, the lot must again be put up for auction.

Applications to purchase lands under private contract must be made within one year after the lands were last put up for sale by auction, and before the publication of any subsequent notice of sale thereof by auction.

The terms of payment for lands sold by private contract are exactly the same as the terms of payment for lands sold by auction.

No lands within 5 miles of the cities of Hobart and Launceston may be sold by private contract.

TERMS OF PURCHASE AT AUCTION.

Town Lands.

Upon the sale of any town lands, the purchaser may pay the purchase-money in cash, or if at the time of sale such purchaser declares that he is desirous of being allowed credit, credit shall be allowed upon the terms hereinafter mentioned: but no town land shall be sold on credit where the price is less than Fifteen Pounds. The terms of credit for town lands purchased at auction or by private contract shall be as follows: A sum equal to one-third of the price shall be added by way of premium for the allowance of credit, and the amount of the price and the premium together becomes the purchase-money of the land: the purchaser pays a

deposit of one-fourteenth of the purchase-money at the time of the sale, and the residue of the purchase-money is paid by 13 annual instalments of one-fourteenth of the purchase-money, the first instalment to be paid at the expiration of one year from the time of sale.

Example of the mode of Payment where Credit is taken for a Town Lot bought for £21.

	£	s.	d.
Sale price	21	0	0
Credit premium, being one-third of sale price	7	0	0
Purchase-price	£28	0	0
	£	s.	d.
1-14th deposit to be paid at the time of sale	2	0	0
Leaving to be paid in 13 annual instalments of £2 each	26	0	0
	£28	0	0

No purchaser of town land upon credit shall be entitled to pay off the balance remaining unpaid of the purchase-money, nor shall a grant deed be issued for the land, until the purchaser has made substantial improvements upon the land to the value of a sum equal to the purchase-money contracted to be paid for such land.

First-class Agricultural Land.

Upon the sale of any first-class agricultural land, whether by auction or by private contract, the terms of purchase shall be as follows:—A sum equal to one-third of the price shall be added by way of premium for allowance of credit, and the amount of the price and premium becomes the purchase-money of the land, and the purchaser pays a deposit of one-fortieth of the purchase-money at the time of sale, and the residue of the purchase-money is payable by 14 annual instalments, as set forth in Schedule (6), the first instalment being due at the expiration of one year from the date of sale.

Schedule (6).

	£	s.	d.
100 acres at £1 per acre	100	0	0
Add one-third for credit	33	6	8
Purchase-money	£133	6	8
	£	s.	d.
Cash at time of purchase—One fortieth of purchase-money	3	6	8
1st year	9	5	8

	£	s.	d.
2nd year	9	5	8
3rd year	9	5	8
4th year	9	5	8
5th year	9	5	8
6th year	9	5	8
7th year	9	5	8
8th year	9	5	8
9th year	9	5	8
10th year	9	5	8
11th year	9	5	8
12th year	9	5	8
13th year	9	5	8
14th year	9	6	4
	£133	6	8

and in like proportion for any greater or smaller amount of purchase-money.

Second-class Land.

Upon the sale of any second-class land, whether by auction or private contract, the terms of the purchase are as follows:—A sum equal to one-third of the price is added by way of premium for allowance of credit, and the amount of the price and premium becomes the purchase-money of the land, and the purchaser pays a deposit of one-fortieth of the purchase-money at the time of sale, and the remainder of the purchase-money by 14 annual instalments, as is set forth in Schedule (7); the first instalment is to be paid at the expiration of one year from the time of sale.

Schedule (7).

	£	s.	d.
100 acres at 10s. per acre	50	0	0
Add one-third for credit	16	13	4
Purchase-money	£66	13	4
	£	s.	d.
Cash at time of purchase—One-fortieth of purchase price	1	13	4
1st year	4	12	10
2nd year	4	12	10
3rd year	4	12	10
4th year	4	12	10
5th year	4	12	10
6th year	4	12	10
7th year	4	12	10
8th year	4	12	10
9th year	4	12	10
10th year	4	12	10
11th year	4	12	10
12th year	4	12	10

	£	s.	d.
13th year	4	12	10
14th year	4	13	2
	£66	13	4

and in like proportion for any greater or smaller amount of purchase-money.

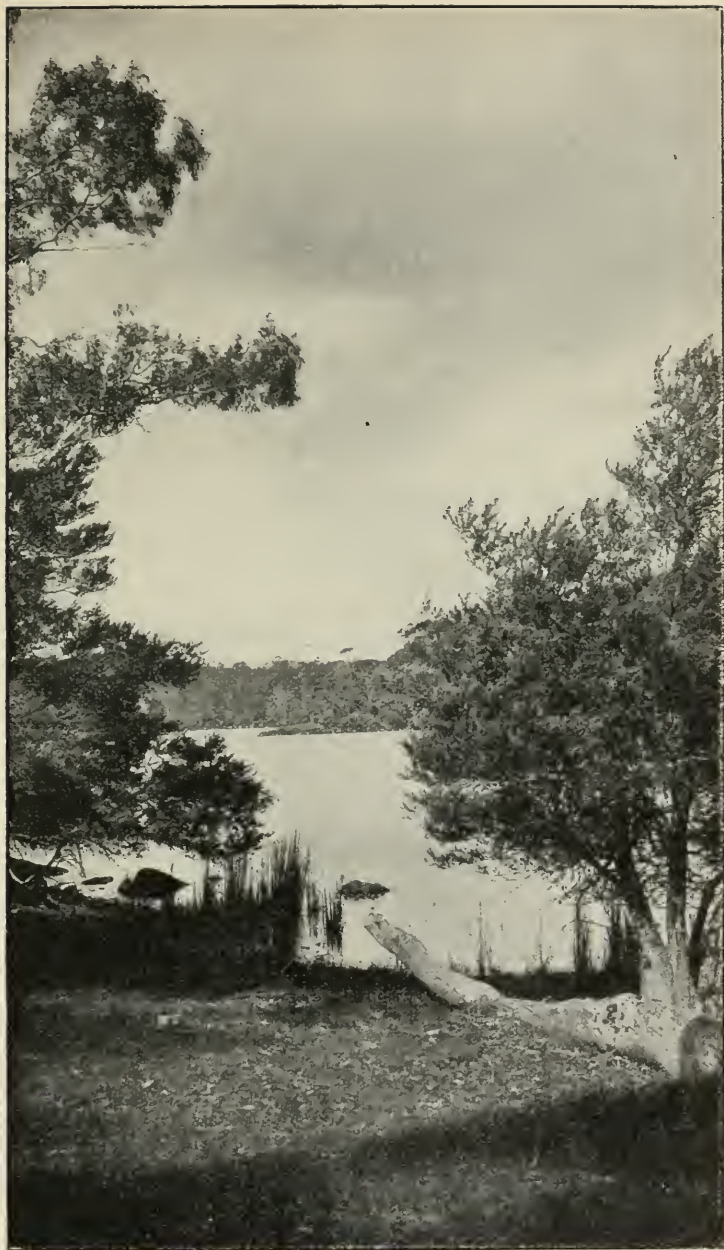
Third-class Land.

Upon the sale of any third-class land, whether by auction or private contract, the terms of purchase are as follows:—A sum equal to one-third of the price is added by way of premium for allowance of credit, and the amount of the price and premium becomes the purchase-money of the land, and the purchaser pays a deposit of one-fortieth of the purchase-money at the time of sale, and the balance of the purchase money by 14 annual instalments, in accordance with Schedule (8); the first instalment to be paid at the expiration of one year from the date of sale.

Schedule (8).

	£	s.	d.
100 acres at 5s. per acre	25	0	0
Add one-third for credit	8	6	8
Purchase-money	£33	6	8
	£	s.	d.
Cash at time of purchase—One-fortieth of purchase-price	0	16	8
1st year	2	6	5
2nd year	2	6	5
3rd year	2	6	5
4th year	2	6	5
5th year	2	6	5
6th year	2	6	5
7th year	2	6	5
8th year	2	6	5
9th year	2	6	5
10th year	2	6	5
11th year	2	6	5
12th year	2	6	5
13th year	2	6	5
14th year	2	6	7
	£33	6	8

and in like proportion for any greater or smaller amount of purchase-money.



LAKE SORELL.

CONDITIONS OF PURCHASE (PART IX.)

Improvements on Rural Lands.

At the expiration of one year from the date of the contract of sale and purchase of any first-class agricultural land, the purchaser shall begin to effect substantial improvements on the land purchased by him, and shall continue in each year during eight consecutive years thereafter to effect substantial improvements on such land of the value of not less than Two Shillings and Sixpence per acre for every acre of the land purchased by him; and in default such land shall be forfeited to the Crown; but if he has expended more than Two Shillings and Sixpence per acre in any year shall be entitled to credit against his liability in any subsequent year for such extra expenditure; the total amount to be expended need not exceed the sum of One Pound per acre.

Before the expiration of one year from the date of contract of sale and purchase of any second or third-class land, the purchaser of such land shall begin to effect substantial improvements thereon, and shall continue in each year during the five consecutive years thereafter to effect substantial improvements on such land of the value of One Shilling for every acre thereof; and in default of making such improvements such land shall be liable to be forfeited to the Crown: Provided that every purchaser having expended more than One Shilling per acre in any year shall be entitled to credit against his liability in any subsequent year for such extra expenditure; and the total amount so to be expended in such improvements need not exceed Five Shillings for every acre of such land.

Residence on First-class Rural Lands.

All first-class rural lands purchased under "The Crown Lands Act" shall be occupied by the purchaser thereof, or by some member of his family, or by some one employed by him on his behalf, by habitually residing on such land for at least five years before a grant be issued therefor, and in default of being so occupied, such land shall be liable to be forfeited to the Crown. Such term of five years shall commence to run four years after the date of contract of sale and purchase, and shall be continuous.

SALE OF LAND IN MINING TOWNS. (PART VII.)

The Commissioner may sell by public auction the surface of any Crown land occupied as a residence area or as a business area.

Any person being the holder of a residence licence or business licence, who shall be in lawful occupation of any residence area or business area, and who shall be the owner of buildings and permanent improvements upon the land of a value equal to or greater than the upset price thereof, shall be entitled to purchase at the

upset price at any time prior to the day on which such area is to be offered for sale, as advertised. The upset price shall not be less than Ten Pounds, exclusive of the value of improvements, cost of survey, and of grant deed.

No person is entitled to purchase or occupy as a residence area or business area any portion of a public highway or road or street, or any land reserved for public purposes.

One-half of all purchase-money received for land sold under this Part of this Act shall be set apart from time to time and paid into a special account in the Treasury, for the purpose of constructing roads, streets, bridges, drains, sewers, or waterways, or for sanitary or other purposes, in the town where the land so sold is situated, or in the vicinity if not within a town.

DISCOUNT ALLOWED FOR PREPAYMENT OF INSTALMENTS.

A purchaser of any rural land upon credit may pay off the balance under the contract of sale; and in every such case a deduction is made proportionate to the then unexpired period of credit: but the purchaser of any rural land upon credit cannot pay off the balance until he has made substantial improvements upon such land to the value of a sum equal to the price of the land if first-class agricultural land, or a sum equal to one-half of the price if second-class land, or a sum equal to one-fourth of the price if third-class land, and has complied with the conditions of residence.

DEFAULT IN PAYMENT OF PURCHASE-MONEY.

The Commissioner may cancel any contract for the sale and purchase of any Crown land held upon credit, upon receiving a written request so to do from the purchaser, signed and attested before a justice of the peace, and on payment of all arrears of purchase-money and interest thereon at the rate of Five Pounds per centum per annum.

In every such case the Commissioner, by notice published in the "Gazette," notifies that such contract has been cancelled, whereupon all moneys paid in respect of the purchase of the land become forfeited, and the land is freed from the contract of sale, and reverts to the Crown, and becomes disposable as Crown land.

AREAS FOR SPECIAL SETTLEMENT.

If the Surveyor-General at any time reports to the Commissioner that there exists an area of rural land, not being less than 1000 acres in extent, which in his opinion is first-class land suitable for agriculture, horticulture, or dairy farming purposes, the Commissioner may withdraw from selection under the provisions of this

Act such area, and such further area of inferior land adjoining or contiguous to such area as he may think desirable for the purposes of this part.

The Commissioner may expend such moneys as may be required for all or any of the following purposes:—

- I. For subdividing the withdrawn area into blocks suitable for the purposes of this part, and for surveying such blocks:
- II. For cutting tracks, surveying, and constructing roads or tramways, to or within the withdrawn area:
- III. For fencing, clearing, burning, sowing with grass seed, and for building houses, or effecting such other improvements on the withdrawn area, or any portions thereof, as the Commissioner may think fit.

The Treasurer for the time being of the State may advance to the Commissioner, out of any moneys for the time being standing to the credit of the Crown Lands Fund, such moneys as may be required by the Commissioner for effecting the objects of this part in respect of any withdrawn area, and moneys so advanced shall be repaid in the manner hereinafter appearing.

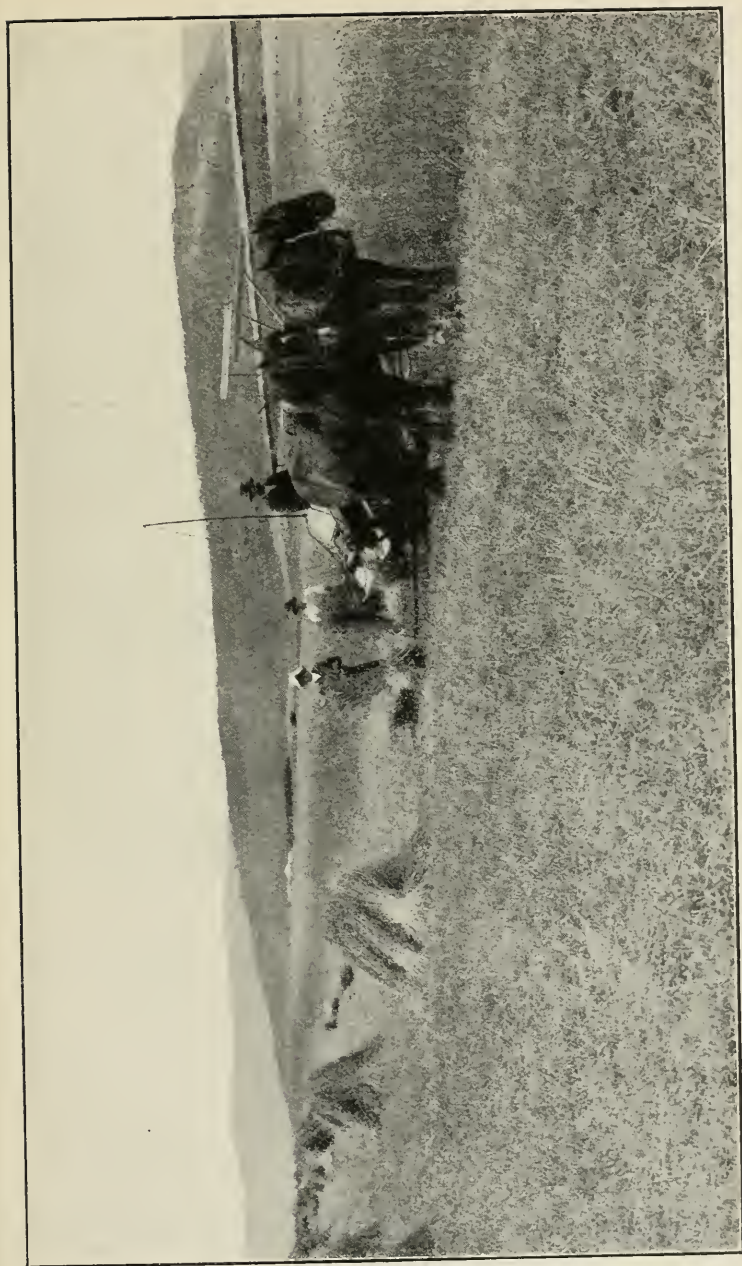
After the withdrawn area has been subdivided into suitable blocks, and such blocks surveyed and classified as provided by this Act, and the said roads have been wholly or in part constructed, the Commissioner may submit for sale by auction, in the manner provided in Part V. of this Act, the blocks so surveyed: Provided, nevertheless, that any of the blocks without having been submitted for sale by auction—

- I. May be declared by the Commissioner by notice in the "Gazette" to be open: or
- II. May be reserved by the Commissioner for *bona fide* immigrants into the State to the extent of One block in every Six—

for purchase by private contract at such price as the Commissioner may think fit, upon the terms set out in Schedule (2).

All moneys received by the Commissioner in respect of the purchase-money of the said blocks so sold as aforesaid shall be immediately paid by the Commissioner to the Treasurer, in or towards repayment of the moneys so advanced by the Treasurer as aforesaid, until the whole of the moneys so advanced in respect of any withdrawn area are repaid, and any balance in respect of such purchase-money shall form part of the Consolidated Revenue.

The provisions of Sections One hundred and fifty-one to One hundred and fifty-three inclusive of this Act shall not apply to any lands included in, or that may have been included in, any area withdrawn and dealt with under this part.



HARVESTING WHEAT, SORELL.

FORFEITURES.

Section 164 of "The Crown Lands Act, 1911." provides that in every case where land selected or purchased is declared to be liable to forfeiture to the Crown for any cause other than failure to pay any instalment or part of any purchase-money, the provisions of this section shall apply.

No forfeiture in any such case shall be declared until after a notice in writing of the intention of the Commissioner to have the land declared forfeited has been served on the purchaser, either personally or by posting it addressed to him at the holding.

The notice shall specify the alleged cause of forfeiture, and shall call upon the purchaser to show cause against the forfeiture before a judge of the Supreme Court within sixty days from the service of the notice.

Any person feeling aggrieved and disputing the forfeiture may, within the time specified in the said notice, appeal by summons to a judge of the Supreme Court, otherwise the Commissioner may proceed with the forfeiture.

A judge of the Supreme Court sitting in chambers is hereby empowered to hear and summarily determine and settle any dispute concerning the liability to forfeiture; and the decision of such judge shall be final.

The judge may make such order as he may deem to be just and the circumstances of the case shall require; and may make such order as to costs as he may think fit.

It shall be lawful for the judges of the said Court to make such rules from time to time as they see fit for regulating the mode of deciding any such dispute, and for prescribing the forms to be used.

If no appeal is made as aforesaid, or if upon appeal the liability to forfeiture is confirmed by the judge, the Commissioner may cancel the purchase in question, and may thereupon insert a notice in the "Gazette" declaring the forfeiture.

In case any grant, contract, lease, licence, or other agreement whatsoever under this or any previous Act becomes void or is determined, or in case any land granted or disposed of in any manner under this or any previous Act reverts or becomes forfeited to the Crown, the land comprised in any such grant, contract, lease, licence, or agreement, or so forfeited, shall immediately be disposable under this Act as Crown land; and the Commissioner, or any person authorised by him, may, with the consent of the Governor, enter upon any such land without suit.

The acceptance by or on behalf of the Crown of any purchase-money, or part thereof, due with respect to any Crown land, or of interest on the balance thereof, or of rent or other payment under any lease or licence, shall not be held to have operated or to operate hereafter as a waiver by the Crown of any forfeiture accruing by

reason of the breach of any condition precedent or subsequent annexed by law to the estate or interest of a purchaser, lessee, or licensee.

Where land has been sold upon credit, and any instalment of the purchase-money is not paid within 60 days after it has become payable, the Governor, on the application of the Commissioner, may declare that the land is forfeited to the Crown, and thereupon the deposit and all instalments previously paid shall be forfeited, and the land is freed from the contract of sale, and reverts to the Crown.

Thirty days' notice of the intention of the Commissioner to have such land declared forfeited has to be given by advertisement in the "Gazette," and also to the purchaser.

The Commissioner may delay application to the Governor for forfeiture, and in such case shall charge interest at the rate of One Penny in the Pound (or part thereof) of the amount of purchase-money in arrear, for every month (or part thereof) during which the application for forfeiture has been delayed, commencing from the date when the payment of the instalment first became due; but no purchaser shall be permitted to owe more than two instalments at any one time.

No town lands shall be forfeited for non-payment of purchase-money if the purchase-money and interest be paid, together with a fine of One Penny for every Pound of the amount of purchase-money in default, and Five Shillings to cover cost of advertising, within 30 days from the date of publication of notice of intention to have such land forfeited.

No rural lands shall be forfeited for non-payment of purchase-money and interest if the purchaser shall pay the amount of the purchase-money, together with a fine of One Penny per acre, and Five Shillings to cover cost of advertising, within 30 days from the date of the first publication of such notice.

TRANSFER OF CREDIT LANDS. (PART VI.)

No purchaser on credit shall be allowed to transfer his interest in the land without the written consent of the Commissioner, and no such purchaser shall be permitted to transfer or assign a portion of the land until the purchase-money in full shall first be paid in respect of the whole.

SCALES OF STAMP DUTIES.

To be affixed to Transfer of Land in addition to the Payment of a Transfer Fee.

A.—If there is no consideration money paid, the transferee being entitled in equity as a trustee, &c., the stamp duty to be affixed shall be to the value of Five Shillings.

B. If the property is a free gift to the transferee, the stamp duty shall be in accordance with the following scale:—

	£	s.	d.
Where the property is valued at £100 or under ...	0	7	6
Where the valuation of such property is—			
Over £100 but not exceeding £150	1	15	0
„ £150 „ „ £200	1	2	6
„ £200 „ „ £250	1	10	0
And so on, adding 7s. 6d. for every additional £50 or fractional part thereof.			

C.—When consideration money is paid by the transferee, stamp duty shall be affixed in accordance with the following scale:—

	£	s.	d.
If the amount paid by the transferee for the property does not exceed £100	0	7	6
Above £100 and not exceeding £150	0	15	0
„ £150 „ „ £200	1	2	6
„ £200 „ „ £250	1	10	0
„ £250 „ „ £300	1	17	6
„ £300 „ „ £350	2	5	0
„ £350 „ „ £400	2	12	6
„ £400 „ „ £450	3	0	0
„ £450 „ „ £500	3	7	6

And so, adding 7s. 6d. for every additional £50 or fractional part thereof.

NOTE.—The stamp duty in accordance with the above scales must be affixed to the transfer in revenue stamps, upon the date of the execution of the document, and the stamps cancelled by writing such date thereon; but if this is impracticable by reason of revenue stamps not being obtainable at the time, such stamp duty must afterwards be affixed, and cancelled upon the transfer by a collector of stamp duties within sixty days from the date of the execution of such transfer, failing which, a £5 penalty shall be paid to have such transfer legally stamped thereafter.

ESTATE IN LAND.

Every purchaser of Crown lands upon credit shall, subject to the provisions and conditions of “The Crown Lands Act,” have power to sell or devise, or otherwise transfer or dispose of, or deal with, his interest in the land as freely as if such interest were an estate in fee simple.

If a purchaser on credit becomes bankrupt, his interest passes to his trustee. A purchaser on credit may devise his interest, and if he dies intestate his interest becomes part of his personal estate and passes to his representative, who holds the land upon the same terms as the intestate.

GRANT DEED.

Lands are conveyed by grant deed, for which a fee of Fifteen Shillings is charged. The whole of the purchase-money must first be paid. Grants are issued in duplicate to the Recorder of Titles.

who registers them and deals with them in the manner provided for by "The Real Property Act." The purchaser in all cases obtains his copy of grant deed from the Recorder of Titles on payment of insurance fee of One Farthing in the Pound on the purchase-money, and a registration fee as follows:—

	s.	d.
Purchase Grant of £50 and under	5	0
„ over £50 and not exceeding £300...	7	6
„ over £300	10	0

All lands alienated under "The Crown Lands Act" or any previous Act are liable to be resumed for mining purposes on payment of compensation for the value, other than that of gold or other minerals, of the lands and improvements so resumed.

When the purchase-money in full has been paid, together with the grant deed fee, if the purchaser wishes the deeds to be made out in any name other than the party to the contract, the same can be done by transfer on the prescribed form, and upon payment of transfer fee of Threepence in the Pound on the purchase-money, and stamp duty.

When grant deeds are issued from the Crown Lands Office the purchaser is notified of the fact, and that office is then no longer responsible therefor.

The grant deed of any Crown land granted after the commencement of this Act shall contain a reservation to the Crown of the right at all times of making and constructing in or on the said land such and so many drains, sewers, and waterways for sanitary or other purposes as may be deemed expedient, and also the right of altering, amending, cleansing, or repairing such drains, sewers, and waterways.

The grant deed of any Crown land granted after the commencement of this Act shall not include or convey property in gold, silver, copper, tin, or other metals, ore, mineral, or other substances containing metals, or gems or precious stones, or coal or mineral oil, in or upon such land, the same being reserved by the Crown.

LEASES FOR GRAZING PURPOSES.

The Commissioner may, with the consent of the Governor, by notice in the "Gazette," describing with all practicable precision the extent, locality, and boundaries of the runs to be let, with the upset rental affixed to each run, offer to sell by public auction, for any period not exceeding 14 years, to any person bidding the highest rental for the same, leases of lands of the Crown for grazing purposes, on a day to be named in such notice, not being less than thirty days after the first publication of the said notice.

The upset annual rent to be paid for every such run shall be fixed and determined by the Commissioner, having regard to the class and situation of the land, and the number of sheep or cattle

which the Commissioner considers such run to be capable of carrying; but in no case shall the upset annual rent be fixed at less than Five Shillings per hundred acres.

Notwithstanding anything hereinbefore contained, the Commissioner may cause a list of all such lands as may have been exposed to rental by auction and not disposed of, with the amount of rent fixed as the upset price for the same respectively, to be gazetted; with a notice that any person who applies before a day to be named in such notice to rent any such land by private contract may receive a lease to occupy the same for grazing purposes at the rent fixed as the upset price in such notice: Provided that if more than one application is received (before the time named) to rent the same run, such run shall not be let by private contract, but shall be put up for rental by auction as soon thereafter as may be.

Such runs may remain open for rental by private contract for one year, and at the expiration of that period may be again put up by auction.

The highest bidder for any run shall be entitled to receive a lease of the same for grazing purposes for the period fixed, not exceeding the number of years allowed by this Act, provided he pays by way of deposit an amount equal to one-half of such annual rental at the time of such auction. Such deposit shall be credited to such bidder as rent.

If there is no bidder at such auction the Commissioner may reduce the amount of rent, and the run may be again exposed to auction after notice of the same has been given in manner hereinbefore provided, and so from time to time until the lease for the said run is sold.

If and whenever any person liable for the payment of any such deposit fails to pay the amount thereof on the day on which such auction is held, such person shall be guilty of an offence against this Act, and upon conviction shall forfeit and pay a penalty of double the amount of such deposit in respect of which default has been made.

Any lessee of Crown land for grazing purposes may, unless the lease contains a provision to the contrary, fell, for building or fencing purposes in connection with the demised land, any timber growing on such land or on any unoccupied Crown land adjacent thereto.

Every lessee of Crown land for grazing purposes under this or any previous Act whose rent is not in arrear may determine his lease by giving at least six months' notice in writing to the Commissioner, on any of the half-yearly days appointed for the payment of the rent reserved by such lease, of an intention so to do, and upon payment of the rent for the half-year succeeding such notice; and upon the expiration of such notice and such payment the lease shall determine.

Upon the expiration by effluxion of time of leases of Crown land for grazing purposes, the Commissioner shall, when offering leases

of such lands for sale with the upset rental affixed to each run, specify the amount which the Commissioner considers the fair and reasonable value of all improvements erected or constructed upon the run.

The person who becomes entitled to receive a lease of such land shall pay in cash at the time of sale to the Commissioner or person appointed by him, the amount so fixed as the value of such improvements; and in default of such payment the run shall be forthwith again put up for auction.

The Commissioner, upon being satisfied by the outgoing lessee that such improvements or any portion thereof were erected or constructed by such lessee, or are his property by purchase or otherwise, may pay to him the whole amount received or so much thereof as shall represent the value of his improvements, but so that the sum paid to any such outgoing lessee shall not exceed the amount received by the Commissioner from the incoming lessee as hereinbefore provided.

OTHER LEASES.

The Commissioner may, with the consent of the Governor, grant to any person who is the holder of a temporary licence for any period not exceeding 14 years, on such terms and conditions as the Governor sees fit, a special lease, called "a pastoral lease," of the land held under such temporary licence: Provided that this section shall only apply to lands within a mining area, and that no pastoral lease granted therein shall exceed 500 acres.

The Commissioner may, with the consent of the Governor, lease to any person for any period not exceeding 21 years, on such terms and conditions as the Governor sees fit, any Crown land covered with button-grass, river-grass, or rushes, at a rental which shall not be less than One Pound Five Shillings for every 1000 acres, provided that the lessee shall covenant to improve the area leased to the extent of Two Pounds Ten Shillings per 1000 acres per year from the date of the lease.

The Commissioner may, with the consent of the Governor, lease to any person for any period not exceeding 21 years, on such terms and conditions as the Governor sees fit, any Crown land at an altitude of not less than 1800 feet, at a rental which shall not be less than Two Pounds Ten Shillings for every 1000 acres, provided that the lessee shall covenant to improve the area leased to the extent of Five Pounds per thousand acres per year from the date of the lease.

LEASES FOR OTHER THAN PASTORAL PURPOSES. (PART X).

The Governor in Council may grant leases for a period not exceeding 14 years of any land bordering upon a navigable river, or on the sea, &c., if required for the purpose of constructing, using,

or enjoying wharves, jetties, docks, slips, or any other works of public utility. No such lease may interfere with the right of access to the sea, river, &c., on the part of any neighbouring proprietor, nor may it injuriously affect the navigation. For whatever purpose the land is leased, the lease may be determined in case of non-completion of the works, or violation of any conditions under which the lease was granted.

The Governor in Council may also, under similar conditions, grant leases for a period not exceeding 14 years, for the right of constructing watercourses, &c., across any Crown lands; and may similarly lease any portion of a Crown reserve for the purpose of erecting or working thereon any manufactory, mill, or such other work; but no such lease may tend to the obstruction of any road or the pollution of any river.

Every such lease shall be liable to forfeiture in case of non-completion of the works for which the lease was granted.

Leases of Land for Railways, &c.

The Commissioner may lease for any period not exceeding 14 years, to any person applying for the same, any land required for the purpose of constructing tramways or railways, the Governor in Council fixing the terms and conditions.

LICENCES FOR OCCUPATION OF CROWN LAND. (PART X.)

Licences may be issued for the occupation of Crown lands for any period not exceeding 12 months from the date of such licence, on such terms and conditions as may be prescribed.

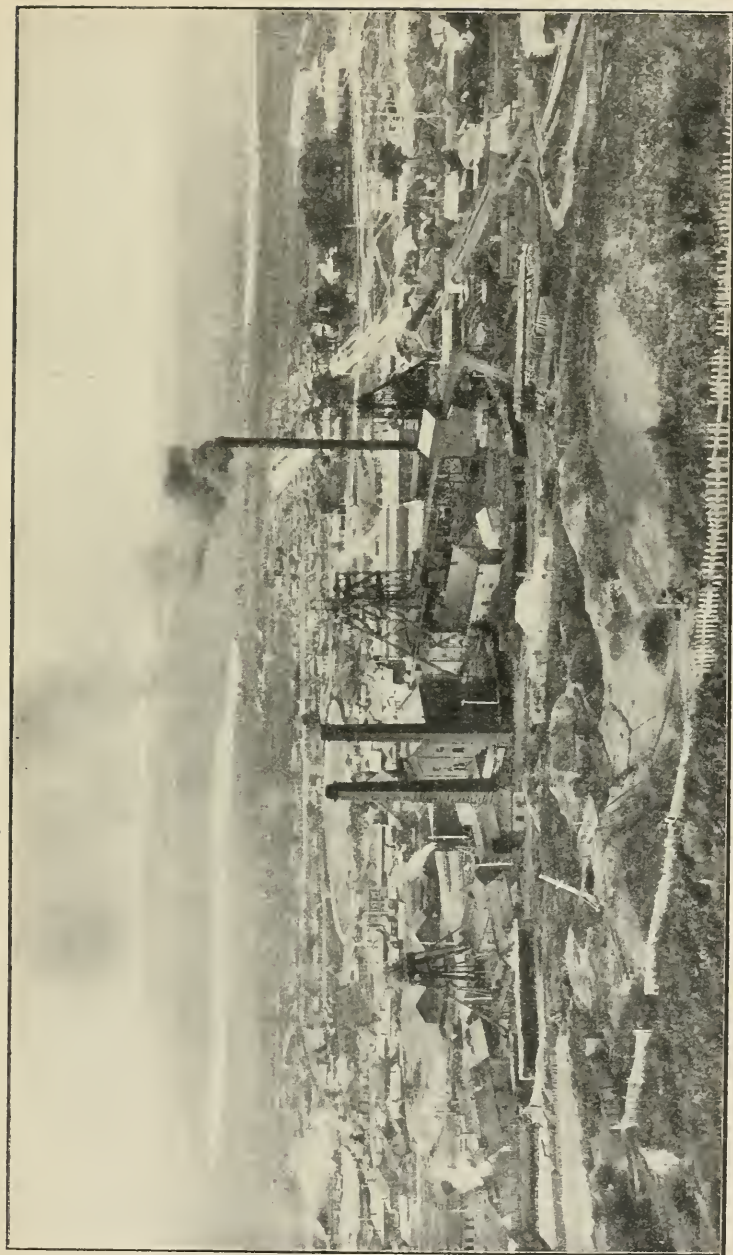
OCCUPATION OF LANDS ON MINING FIELDS.

Occupation Licences.

The Commissioner may issue occupation licences to any person of the full age of 21 years or upwards, upon payment of the fee or Five Shillings. The licence shall describe the position and area of the land; and no person shall at any time hold more than one occupation licence.

Any person being the holder of such licence shall be entitled (except as against His Majesty) to take possession of and occupy during the year current the surface of any Crown land within any mining field not exceeding one-quarter of an acre.

An occupation licence cannot be transferred, and the holder thereof is not entitled to any compensation in respect of any improvements effected on the land, should the same be resumed by the Crown. The licence may be determined at any time on a three months' notice; but if the licence is within less than three months of expiration, then the notice may be for the unexpired period.



THE TASMANIA GOLD MINE BEACONSFIELD.

Residence Licences.

The Commissioner may issue "residence licences" to any person of the full age of 21 years or upwards, upon payment of the fee of Ten Shillings. The residence licence shall describe the position and area of the land to be occupied; and no person shall at any time hold more than one residence licence.

Any person who shall be the holder of a residence licence shall be entitled (except as against His Majesty) to take possession of and occupy during the year current for residence as a domicile only the surface of any Crown land, not exceeding one-half of an acre, *within any town situate* within a mining field, and which has been surveyed and been declared to be available for the purpose of residence.

** Business Licences.*

The Commissioner may issue "business licences" to any person of the full age of 21 years or upwards, upon payment of the fee of Twenty Shillings. Every business licence shall describe the position and area of the land to be occupied thereunder; and no person shall at any time hold more than one business licence.

Any person who shall be the holder of a business licence shall be entitled (except as against His Majesty) to take possession of and occupy, for any period not exceeding one year, the surface of any Crown land situate within any mining field, and exceeding one-half of an acre, *not being within a town*.

Residences and business licences may be transferred by endorsement to any person who is eligible.

Occupation, residence, and business licences may be obtained from the various mining registrars and sub-collectors of revenue, at the principal mining towns throughout the State. List of officers authorised to issue such licences will be found on page 4 of this publication.

CONSTRUCTION OF ROADS AND OTHER PUBLIC WORKS. (PART XIII.)

So soon as 500 acres of first-class land have been purchased under Parts III., V., or VI., in not less than five lots adjoining or within a short distance of each other, the Governor shall, for the purpose of surveying and making roads, bridges, or drains in the vicinity of the lands so sold, raise a sum equal to Ten Shillings per acre for every acre so taken up, by the issue and sale of debentures chargeable on the Consolidated Revenue; and all the provisions of the Act 20 Victoriae, No. 9, shall apply to the debentures to be issued in pursuance of this Act.

The Governor is authorised to raise in the same manner a sum of money not exceeding Five Shillings for every acre of second-class land sold, and of Two Shillings and Sixpence for every acre of third-class land sold, for the purpose of making roads, bridges,

drains, or such other works as the Governor in Council may approve of, in the vicinity of the land sold.

As soon as the land has been sold within any town, not within a mining area, the Governor may, for the purpose of making streets, roads, or other improvements in the vicinity of the lands so sold, raise a sum equal to Ten Shillings for every Pound of the value of such land, by the issue and sale of debentures chargeable to the Consolidated Revenue Fund.

One-half of all purchase-money received on and after the date of this Act for land sold or selected under this Act, other than in any city, and other than for land sold under Part VII. of this Act, shall be set apart from time to time, and paid into "The Public Debts Sinking Fund," and shall be applied in manner mentioned in "The Public Debts Sinking Fund Act, 1881."

For the purpose of constructing and completing roads, bridges, tramways, jetties, wharves, drains, and sewers, and for any other purpose under this Act, it shall be lawful for the Commissioner, or for such persons or boards as the Governor may appoint, to purchase and take such land as he or they may deem necessary.



Huon Timber Co.'s Tramway. Geeveston.

GENERAL CHARACTERISTICS OF TASMANIA.

See p 997

The geographical position of Tasmania is between the parallels of $40^{\circ} 33'$ and $43^{\circ} 39'$ south latitude, and between the meridians of $144^{\circ} 39'$ and $148^{\circ} 23'$ east longitude. It comprises an area of 26,215 square miles, or 16,778,000 acres—including islands—of which about $6\frac{3}{4}$ millions of acres are alienated from the Crown. The general features of the country are hilly and broken; the central portion is occupied by an elevated plateau containing the principal lakes in the island, and from which numerous strong and permanent rivers take their rise. One portion of this plateau rises abruptly from elevated land situated from 1500 to 1800 feet above sea-level to a height of between 2000 and 3000 feet, from which the principal peaks rise to a maximum height of 5000 feet. These mountains comprise what are known as the Great Western Ranges, between which and the eastern mountain system—the general bearing of which is from north to south—lies the largest extent of cultivated land in the State, extending from the Upper Mersey on the west to Ben Lomond and St. Paul's Dome on the east. Nearly all this country is of basaltic formation, with occasional patches of sandstone and limestone intervening.

Along the North-West Coast the basaltic formation continues, and several extensive areas of rich agricultural land are to be found separated from each other by rugged, and for the most part barren, ranges or chains of hills, trending northwards. Owing to the numerous rivers intersecting it, and the heavy timber and dense scrub with which the fertile soil is always encumbered, this portion of the island has only been opened up during the last 48 years, but no part of Tasmania has made such rapid progress in population and production. Though less adapted to cereals than other districts in Tasmania, the North-West Coast is eminently suited to potato-culture, and a large export trade has been established with the neighbouring States, to which New South Wales is the principal customer. During the season 1910-11, 70,090 tons of potatoes were grown in Tasmania.

In the north-eastern portion of the State, where granite and Tertiary formations predominate, the areas of agricultural land are limited, but this is more than compensated for by the valuable stanniferous deposits which have now been profitably worked for over 30 years. Gold deposits, both reef and alluvial, are also found in the Eastern districts; and on both banks of the River Tamar, a few miles inland from the North Coast, are situated two of the principal goldfields in the State. An important belt of mineral country also traverses the North-West Coast inland from the agricultural areas that fringe the coast-line; and between the famous

tin deposits of Mt. Bischoff and the silver-lead mines of Zeehan and Dundas and Mt. Lyell, deposits of copper, silver, gold, antimony, nickel, and bismuth are known to exist, and are now in course of development.

The south-eastern portion of Tasmania is devoted to pastoral pursuits. In the valleys of the Derwent and several of the tributaries of the Huon fruitgrowing is an important industry; indeed, it forms the greatest export product of the State. It reached 1,331,324 cases last season, and that number will probably be doubled before many years have passed. In the valley of the Derwent hopgrowing is also successfully pursued on an extensive scale.

The elevated midland portions of the island are devoted to sheep and cattle and the stud flocks of both long and short wool sheep-breeders, are favourably known throughout Australasia, shipments of pure-bred sheep being even made to the Cape of Good Hope. Of the south-western portion of the State—which is very rugged and mountainous—but little is known; hopes are, however, entertained that further exploration may lead to the discovery of mineral deposits in what is at present an extensive and uninhabited part of the country.

Though the total area of agricultural land in the State must of necessity be somewhat circumscribed, yet the fertility of the soil, coupled with the abundance of permanent streams of pure water everywhere to be met with, and the salubrity and mildness of climate, have gained for Tasmania the title of “The Garden of the South,” and caused it to be regarded as a popular summer resort for visitors from the warmer climate of the Australian Continent. Owing to the peculiar formation of the island and the ease with which any desired elevation may be obtained, the choice is offered of a wide range of climate within a comparatively limited area—a distance of 30 or 40 miles carrying one from the warm and equable temperature of the sea-shore to an almost Alpine atmosphere.

CLIMATE AND RAINFALL.

Tasmania is plentifully supplied with numerous streams of the purest water, and possesses one of the best and most healthful climates in the world, being neither too hot in summer nor severely cold in winter, as may be gauged by the following climatological and meteorological records:—

The highest annual rainfall recorded in Hobart is 40·67 inches in the year 1863, and the lowest is 13·43 inches in 1843, while the annual average rainfall is 23·40 inches.

Taking, however, the portion of the State best adapted to agricultural and pastoral pursuits, it may be stated that the average annual rainfall over this area is 32·60 inches, and that the major quantity falls in the most favourable period, viz., between May and October.

TEMPERATURE.

The mean shade summer temperature is recorded as 61·4, and the mean winter temperature is 47·0; while the highest recorded is 105·0, and the lowest at 27·7, and the highest recorded sun temperature for 21 years is 160·0. As these records have been taken at Hobart they will of course vary according to latitude and elevation, but they will not materially alter in the settled districts of the State.

A separate chapter is devoted to furnishing a description of the lands comprised in every county, so far as the limited space available will admit of that being done.

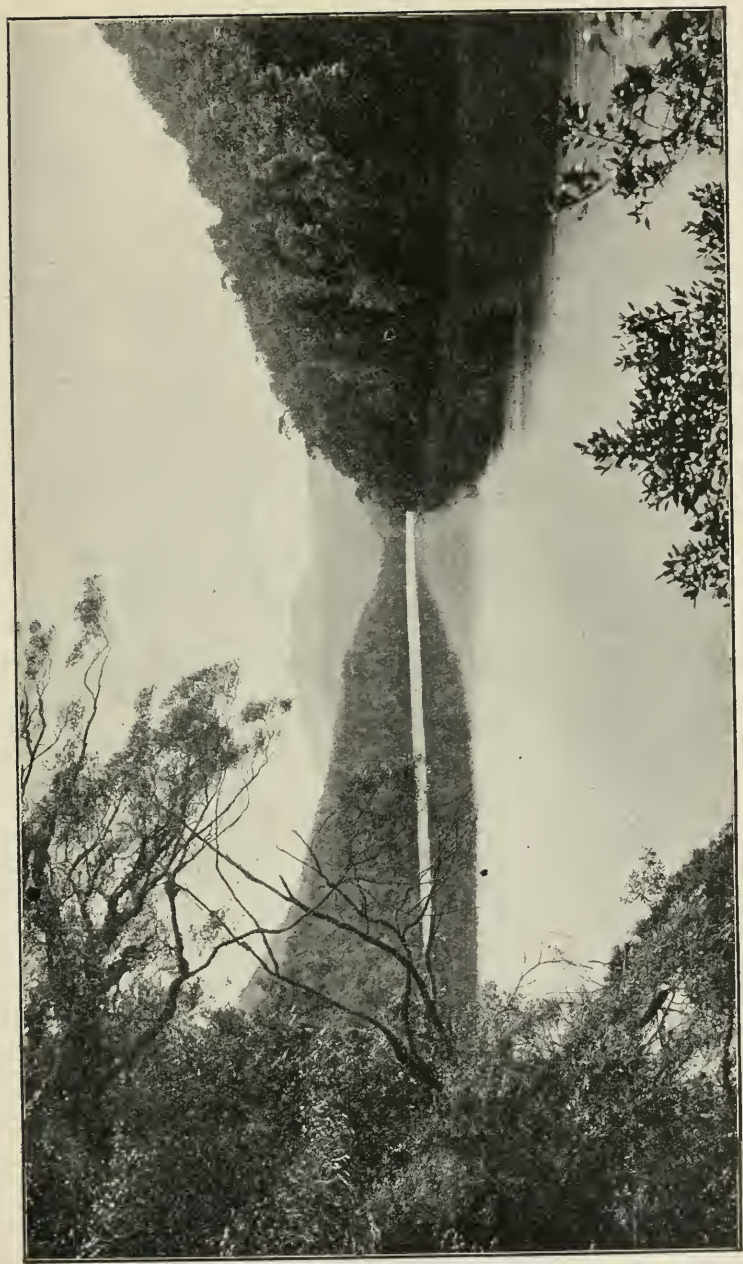
COUNTY OF ARTHUR.

Contains 816,000 acres, all of which is still in the possession of the Crown. It is irregularly L-shaped, and extends from the Picton River on the east to Elliott Cove on the west, and from Port Davey on the south to the Gordon River on the north. It comprises a large proportion of mountainous, poor country, though the elevations attained are not so great as in the central counties. The Mts. Picton, De Witt, Wilmot, Frankland, and Arthur Ranges vary from 2000 to 3700 feet above the sea; the latter two are the best defined examples of mountain scenery in Tasmania. The valleys are of inferior quality, generally open, wet, and gravelly, covered with button-grass, interspersed with thick belts of low scrub. The scrub in the south-eastern portion is almost impenetrable. Large quantities of Huon pine (*Dacrydium franklinii*), the most durable and the most valuable timber in the Commonwealth of Australia, have been taken from excellent timber beds along the Davey River. These timber beds have been much reduced, but it is known that others exist further inland.

Marine and fresh-water Tertiary deposits have been observed in the valleys of the Huon and Serpentine Rivers to the east of the ranges. With these exceptions, metamorphic schists, sandstones, and quartzite conglomerates predominate throughout the county. Discoveries of gold, silver, and copper have been made, but they have in no case been brought to a successful issue.

A track has been cut out and well marked from the Tyenna settlement, *via* Mt. Wedge and Lake Pedder, right through this county to Port Davey, and is now available for prospectors and others desiring to traverse it. The county has been little prospected up to the present time.

Moore's Track from Birch Inlet, Macquarie Harbour, to Port Davey, intersects the western portion of this county. A continuation of the lastnamed track has been marked through to Southport, in D'Entrecasteaux Channel, and a branch track run down to Cox's Bight, where some claims were taken up and worked for tin with indifferent success.



THE GORDON RIVER.

Port Davey possesses a land-locked and one of the safest anchorages in the State in stormy weather. The harbour is a fine sheet of water, surrounded by wild but beautiful scenery; it trends easterly, and is navigable for 20 miles, and receives the outflow of Old, North, Spring, and Davey Rivers.

COUNTY OF BUCKINGHAM.

Embraces the portion of country lying between the Derwent and the Huon Rivers. It is bounded on the east by D'Entrecasteaux Channel, and extends westerly to the Florentine River, comprising 1,072,700 acres, of which 349,400 acres have been alienated, and 9100 acres held for sawmilling operations. It includes the City of Hobart, the capital of Tasmania, with a population of 40,000, and is intersected by two main macadamised roads—the one leading from the capital southerly to the Huon River, across the spurs of Mt. Wellington (4166 feet above sea-level), forms one of the most attractive drives in the State; the other, along the banks of the Derwent to the Salmon Ponds at the River Plenty, is also a favourite drive for visitors; while the 10 miles from the city to Kingston cannot be surpassed, for a short stage. Buckingham is a mountainous county, of which the summit of Mt. Wellington is the highest point. Agricultural settlement has been confined to the Channel and river frontages. In the Florentine Valley 11,000 acres of good land still await development. The surveyed route of the proposed Great Western Railway-line intersects the country between Glenora and the "Great Bend" in the Gordon, and extends north-westerly to Zeehan, in the County of Montagu. Much of this land might be devoted to fruitgrowing, for which it is admirably adapted; and good timber beds are met with back in the ranges, and are being developed.

The other areas of country to which the attention of the selector is directed are in the vicinity of the Weld River, which falls into the Huon, and in the locality of the Sandfly coal discovery, 4 miles from the main Hobart to Huon road, and 15 miles from the city. Coal of high quality has been known to exist on this land for many years, portion of which has been held under lease for working the mineral. Its inaccessibility and distance from market, or absence of cheap transit have hitherto retarded its development, but there is now a prospect of its worth being turned to practical account by the persons in whose hands it is placed. This county—of which the centre is greenstone formation—is almost encircled by a border of coal measures.

Mr. District Surveyor Herbert Combes reports as follows on the survey district of Buckingham, south of Hobart:—

LANDS SUITABLE FOR SELECTION.

In the Parishes of Longley, Champ, Throckmorton, and Ranelagh very little land, even third-class, is to be found worth selecting,

and, as I have already stated in my former reports, it is in almost inaccessible places.

In the Parishes of Lonna and Punna, on the Russell, Denison, and Weld Rivers, there is a large area of good land open for selection; also a considerable area of second-class land suitable for fruit-growing. The want of a good road to this land is the only drawback.

The Huon district, as is pretty well known, is one of the oldest and one of the roughest and most broken of the settled districts in the State, and it is therefore only reasonable to state that there are small areas of good land in the back country yet to be selected apart from those mentioned in the foregoing remarks; but what is very important to note in this connection is the thousands of acres of first-class fruit lands which are being or have been purchased from the Crown still in virgin state, and much of which could, no doubt, be acquired at a moderate upset, within easy access of made or opened roads. Some of these lands have been partially improved, and inexpensive buildings erected thereon, and are consequently better adapted to the requirements of a stranger coming to Tasmania than the Crown lands in the back country. The initial cost of acquiring the former lands is greater, but generally speaking will be found less than the work can be done by the settler coming from abroad.

TIMBER BEDS.

As I have before stated, there is a good bed of timber on the north-east side of the Russell, and also at the head of the River Denison.

At the back of Mt. Wellington, on the southern slope of the mountain called Sleeping Beauty, at the head of the Mountain River, there exists a good bed of timber of about 400 acres, with a sawmill near to it. The owners of this mill have tried several times to get a lease to cut timber on this land, but have been refused each time on the grounds that it is reserved in connection with the Hobart water-supply.

It appears to me that it is a great pity that all this valuable timber should be allowed to go to waste, as it will do before many years, as the first bush fire will destroy the whole of it. I would suggest that it be leased to millowners from year to year.

In conclusion, I can say that things in the Huon district are about the same as they have been for the last few years.

The Chief Forest Officer, Mr. J. C. Penny, reports as follows:—

In the month of September, 1909, I visited Uxbridge for the purpose of ascertaining whether it would be advisable to throw open for selection about 1500 acres of the eastern portion of the Uxbridge Timber Reserve.

Finding that a large quantity of the timber had been destroyed by fire, it was useless to continue this portion as a reserve, with the exception of 280 acres, and such other small areas as the surveyor may find to be worth reserving.

Much of the land over which I travelled is a good red soil, with here and there, stony patches, and it is generally covered with sassafras, musk, dogwood, and ferns. From what I could see of the other portions of the reserve, there appeared to be a large area of flat and undulating country. This, I was told by Mr. Fenton and others who had been through it, contained some thousands of acres of red soil similar to that I saw.

The reserve itself is reached in 10 miles from the Glenora Railway-station, and there are four good roads leading to the edge of it.

As the elevation is only in places a little above the present furthest settlement, it could be made easily available by the extension of these roads.

From my observation I think this one of the most desirable places for the extension of settlement.

Mr. Government Surveyor C. E. Radcliff, reports as follows on the Derwent Valley, Bruni Island, Franklin, and Kent districts:—

LANDS SUITABLE FOR SELECTION.

No new areas have become available since my last report, and, except for isolated lots, the following localities contain the best land suitable for selection:—Bruni Island: Adventure Bay, east of selections of Kaden and others; Cloudy Bay Lagoon, south of Edwards' selections; Great Taylor's Bay and north of Lighthouse reserve. North Bruni Island, north of the neck; Kent, Southport—the southern portion of town reserve of Hythe; Port Esperance, between Raminea and the Village Settlement on the Esperance and Creekton Rivers. New Norfolk district.—A large area of second and third class land is available on Mt. Lloyd and at Uxbridge. This land is proved to be good grass-growing land, and is in parts suitable for small-fruits. It is well watered, and the elevation varies from 700 to 2000 feet.

To the south of the settlement of the selections in Uxbridge there is a considerable area of good basaltic soil, suitable for artificial grasses at an elevation of from 600 to 2500 feet. This land faces the north, and lies on the opposite side of the range from the areas of Crown lands referred to by Mr. Combes in the Huon district. At Tyenna, on the north-western and south-eastern sides of present selections there are patches of land suitable for selection, being merely in extension of the present Uxbridge settlement, which faces the Derwent, and finds an outlet on the Derwent Valley railway to Hobart.

At the northern end of Bruni Island, in the town of Lennon, and north of Cape Frederick Henry, there are considerable areas



HUON RIVER AT HUONVILLE.

suitable for fruitgrowing. These areas are beautifully situated between the fine D'Entrecasteaux Channel on the one side, and Storm Bay on the other, with short lengths of cartage, and about 30 miles by water from Hobart by the river steamers that ply almost daily all the year round.

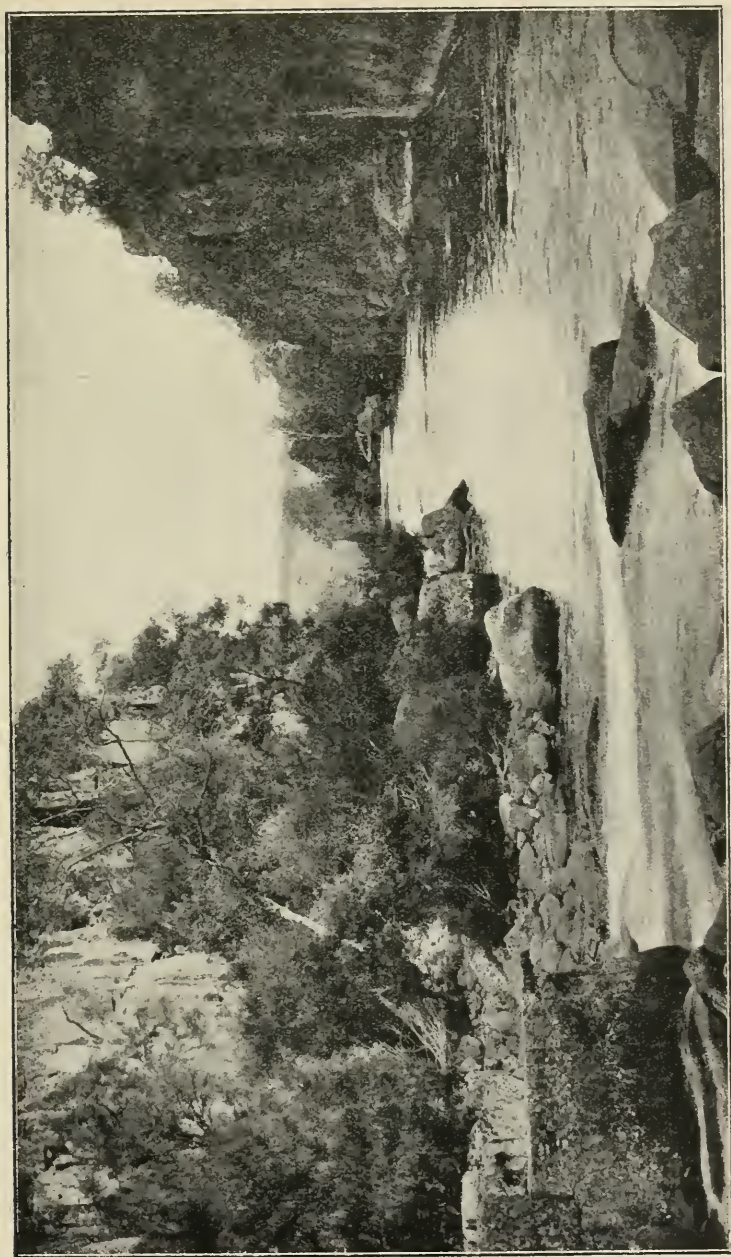
These remarks apply also to lands fronting Adventure Bay on South Bruni Island.

South of Fluted Cape there are small areas of good land suitable for grassing.

The observations contained in the remarks on the Buckingham districts apply equally well to Franklin. These districts are especially suited to the production of fruit and dairying, both by soil and climate, and the reason that attention is directed to the facilities for acquiring private lands, is mainly due to the knowledge of the fact that the bulk of these fruit lands have been purchased from the Crown as third-class instead of first-class, and therefore far below their value. It is impossible to fix an accurate sum for clearing these lands, as the extent of timber and scrub growing thereon varies so much, but it may be fairly gauged as ranging between £5 and £20 per acre.

COUNTY OF CORNWALL.

Contains 1,100,700 acres, of which 399,010 acres have been alienated. It is bounded on the east by the ocean, on the south and west by the St. Paul's and South Esk Rivers, and on the north by the North Esk and George Rivers. It includes the City of Launceston, and comprises land of a varied description, upon which three of the staple industries of the State—viz., agriculture, mining, and pasture—are largely represented. The first discovery of gold in Tasmania occurred in this county in about the year 1859, wherein mining also took its origin. Galena has been discovered, and mining for gold, tin, and coal has been constantly pursued for many years, whilst the Mt. Nicholas coalfield at St. Marys has proved the best and most permanent coal-mine in the State. This mine enjoys the advantages of railway as well as road communication with either city, and is 80 miles by road from Launceston. The New Golden Gate Gold Mining Company, situated at Mathinna, proved to be one of the best mines in Australia. It paid its way, without any capital being called up, from the commencement, and it distributed £355,200, or £11 2s. per share, in dividends to the fortunate shareholders since 1888, as the result of a yield valued at £865,674, from 271,348 tons, being a yield of 16 dwt. 18·41 gr. per ton up to the 31st January, 1908. Since then it became unprofitable, and was practically closed for some time. It has, however, resumed operations recently with good prospects of success. The drive from Mt. Nicholas through St. Marys Pass, and thence along the seaboard and across the Scamander River (a favourite resort for anglers) to St. Helens, is very beautiful, and the total distance,



THE NORTH ESK RIVER.

27 miles, is not fatiguing. This county includes the only important bed of ironbark timber in the State. It covers some 250 square miles. The best of the alienated lands lie along the valley of the South Esk. Of those remaining—

Mr. District Surveyor Thomas Clark, reports as follows on the Fingal survey district:—

LANDS AVAILABLE FOR SELECTION.

County of Cornwall, Parishes of Fingal, Woodford, Broomsgrove, Chesterfield, Avoca, St. Paul's, Wolverton, Haslemere, Grayton, Grant, Break o'Day, Urana, Boulton, Ben Lomond, Castle Carey, St. Aubyn, Gardiner, Fraser, Fontheil, Evercreech, Talbot, Egremont, Lunta, Goshen, and Lowelly: In the foregoing parishes patches of first-class land in small lots are in existence, while large areas of land of second and third rate quality are in evidence, the geological formations of the country being granite, greenstone, sandstone, and slate. A large portion of the second and third class lands in these localities makes good pasture for sheep and cattle. The largest area of this land is encountered in the Parishes of Fingal, Chesterfield, Wolverton, Haslemere, St. Paul's, Ben Lomond, Castle Carey, St. Aubyn, and Gardiner. A quantity of this land is well covered with natural grasses; this applies in the main to the Parishes of Chesterfield, St. Paul's, Ben Lomond, Castle Carey, and Gardiner.

Parish of Gray.—Practically no land of a first-class nature is available in this parish; the bulk of the unalienated land in this locality is of second and third class quality, and is mostly coastal country.

Vicinity of Ford River and Rose's Tier.—In this locality first-class land only exists in small lots; there are, however, large areas of lands of a second and third class nature having geological formations of granite and greenstone. This land is fairly flat, it being on a plateau.

Parishes of Eastwood, Moriarty, Frampton, and Grampound.—There are large areas of unalienated Crown land in the foregoing localities. That of a first-class quality is, however, small, while there are extensive areas of second and third class lands, the geological formation of the country being granite and slate. A deal of the land in this vicinity has a good clay subsoil, and experimental orchards planted give indications that a deal of the land is adapted to the production of fruit. The largest extent of this land lies along the coast between the mouth of the Scamander River and George's Bay, and is served by the main-road from St. Marys to St. Helens, which runs through portion of it. The climate is good, and water-carriage is at hand by a coastal steamer from St. Helens.

Parishes of Blessington, Brentwood, Ben Nevis, Panubra, and Mountjoy. The foregoing parishes only contain first-class land in

small lots; the major portion of the land is of a second and third class quality, suitable for grazing.

County of Glamorgan, Parishes of St. Cuthberts, St. Andrews, Stieglitz, Cooktown, Douglas, Bicheno, Teenah, Glastonbury, Eastbourne, Roonah, Eleebana, Riversdale, Apslawn, St. Albans, Meredith, Rawlinna, and Riawenna.—Practically no first-class land is available in these localities, the bulk being mostly of third-class nature, which is only suitable for grazing purposes.

County of Dorset, Parishes of Alberton, Gould, Lotta, Momma, and Weld.—In these localities small patches of first-class land remain, with large areas of second and third class quality. The geological formation of the country is basalt, granite, greenstone, and slate.

Parishes of Evershot, Hartlepool, and Marana.—In these three parishes small patches of first-class land exist in conjunction with larger areas of land of a second and third rate quality which is suitable for grazing purposes.

I beg to state that the only Crown land I am acquainted with of any extent is on Rose's Tier, between Ford River and the South Esk River, being about 2000 acres, and I estimate it is made up as follows:—

1st. About 300 acres of first-class land on the South Esk River, suitable for agricultural purposes, of granite and slate formation, at an elevation of about 1000 feet above sea level, and about 25 miles from the town of Fingal.

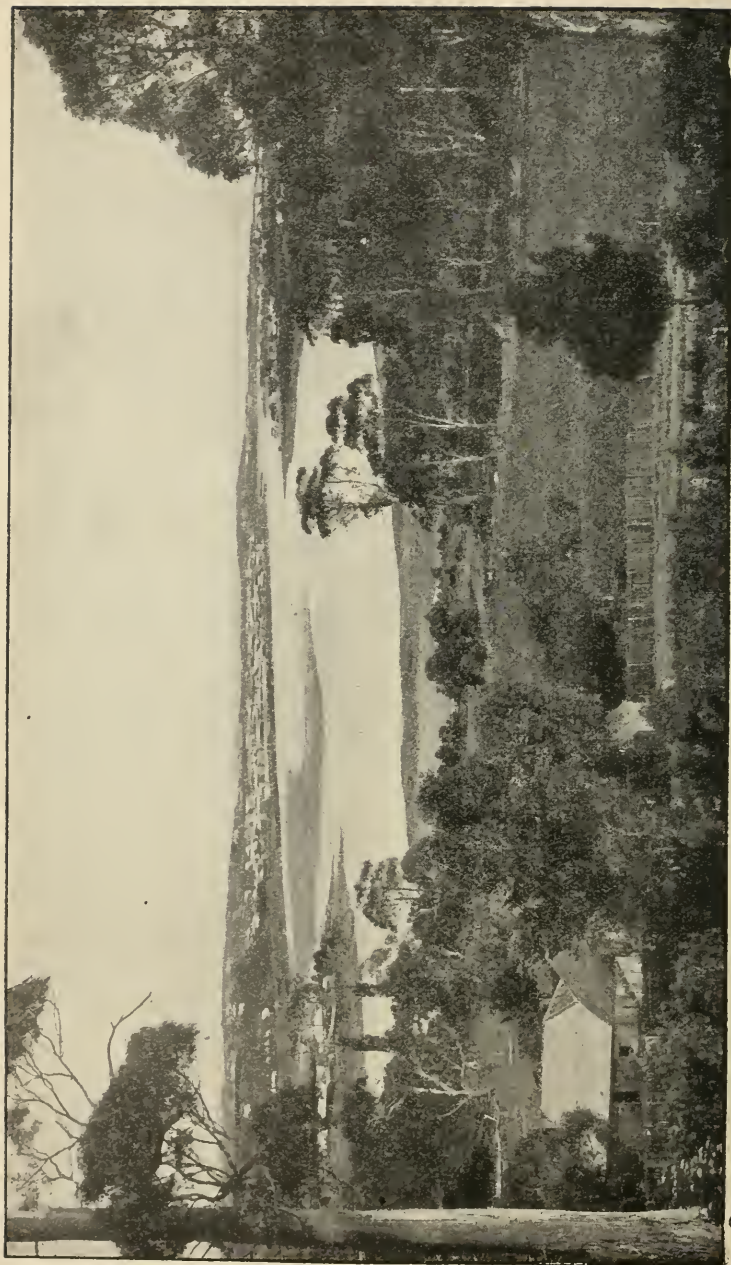
2nd. About 400 acres of second-class land on the eastern slope of Rose's Tier, and about 300 acres of the same class on the western slope of the same tier at an elevation of about 2000 feet above sea-level, and about 26 and 32 miles respectively from the town of Fingal. The formation is granite and slate, and the land is suitable for artificial grasses.

3rd. About 1000 acres of third-class land on plateau of Rose's Tier, at an elevation of about 2500 feet above sea-level, with formations of granite, slate, and greenstone, being about 30 miles from town of Fingal. This area is suitable for grazing cattle in its native state, and artificial grasses should do on it.

There is unknown country between Mts. Ben Nevis, Maurice, and Barrow. It would take a party three months to explore the country thoroughly, and I doubt if any good results would be obtained, owing to the high altitude.

FINGAL.

The Fingal survey district covers a large area of country between Swansea and Ringarooma. Much of the land is let under pastoral leases, while it embraces a large proportion of the East Coast tin district, and the prosperous George's River, Groom River, and Gould's Country agricultural settlement, which is being well settled upon and improved. A large proportion of the Crown lands in this



DEVONPORT FROM THE SOUTH-WEST.

district is withdrawn from selection in the mining interest, embracing an area of some 4000 acres, which are well suited to and will yet become one of the dairying areas in the State. It takes in the townships of Avoca, Fingal, St. Marys, Mathinna, St. Helens, Gould's Country, Lotta, Weldborough, and others of less importance, as well as the fine fishing grounds at Scamander, which have now become a favourite resort for tourists. There are considerable areas of fruit lands along the coast, and a few miles inland in this district yet unalienated, and to which the attention of persons in search of orchard lands is directed.

COUNTY OF CUMBERLAND.

Comprises about 553,000 acres, of which 36,960 acres have been alienated. It is bounded on the east by the Clyde River, on the west by the Nive River, on the south by the Derwent, and extends northerly to the Great Lake. It includes the most southern portion of the Lake plateau, and is composed for the most part of rough, rocky tier country, with wet marshes on the higher levels. If drained these marshes would be most suitable for the growth of English grasses and root crops. The land is generally covered with an indifferent growth of rough grass. Its best portions are along the valley of the Clyde and across the southern slopes towards the Derwent. This portion of the country consists principally of open grassy ridges, well watered by the Dee, Ouse, Shaanon, and Clyde Rivers. Much of the land is of excellent quality, but its best areas have been long since alienated.

COUNTY OF DEVON.

The County of Devon is centrally situated on the north coast of Tasmania. It extends from the Tamar River on the east to the Emu River on the west, and from Bass Strait on the north to Chudleigh on the south. It contains 1,466,300 acres, of which 636,060 have passed into private ownership.

It was originally nearly all dense forest country, and covered with heavy scrubs, but its rich basaltic soils comprise the largest areas of agricultural land in the island.

The excellent seaports of Port Sorell, Devonport, Ulverstone, and Penguin, afford the best accommodation for shipping. This county possessed the most extensive beds of splitting and sawing timbers to be found in the State, which were the principal factors in establishing the pioneer settlements on the north coast of Tasmania in the early fifties. At this period the discovery of gold in Victoria, where timber was scarce and of indifferent quality, gave a wonderful impetus to the timber industry of this State. The export of valuable timbers, consisting of swamp-gum, stringy-bark, peppermint, and blackwood, has continued to be a great boon to selectors on the back lands of the county up to the present day.

The lands of Devon are well watered by the Rivers Mersey, Don, Forth, Leven, Penguin, Blythe, and numerous small streams leading seawards. The north-eastern portion of the county includes the rich agricultural settlements of Sassafras, Green's Creek, and New Ground: they are situated between the Asbestos Range and Mersey River, and consist of low basaltic hills of chocolate soil, with rich black land in the flats between. They are convenient to Port Sorell, but the bulk of the produce is delivered at the Latrobe railway-station for shipment at Devonport. Since the new bridge was erected across the Mersey, connecting East and West Devonport, much of the produce raised in the Northdown and Port Sorell districts, and formerly delivered at Latrobe, is carted direct to Devonport, which is the most important shipping port on the North-West Coast, with a population of 4800 by last census. The country between Port Sorell and the River Tamar is occupied by the Asbestos Range, and is of a poor and worthless character for agriculture. To the south-east of this range a patch of auriferous country occurs, of which the goldfield and town of Beaconsfield form the principal centre.

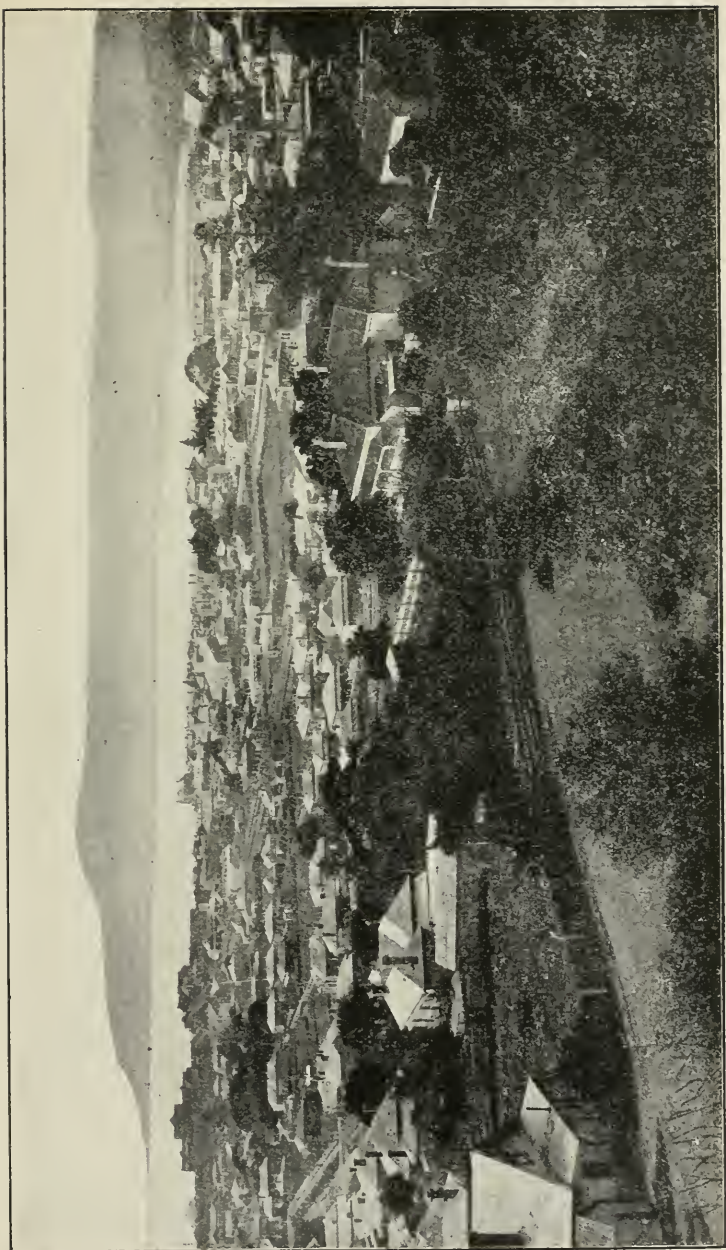
Beaconsfield contains a population of about 3500 persons, of whom about 600 are employed on the Tasmania Mine. Since mining began, to September 30, 1912, 968,880 tons of quartz have been crushed, yielding 809,314 standard oz. of gold, value £3,076,096, out of which £772,071 15s. has been paid in dividends. The area held by the company is 264 acres, with a battery-power of 40 heads.

The mining field of Beaconsfield is backed up by agricultural settlements of Flowery Gully, Glengarry, and Frankford on the south.

Rough basaltic land extends southerly along the Tamar to the South Esk. There are extensive flats of rich agricultural land in the valley of the river. The central portion of this county is intersected by the Launceston and Western Railway, which runs along the valley of the Mersey to Devonport, and thence follows the coast-line westerly, and junctions with the Emu Bay Company's railway at Burnie. The latter line has been extended to Zeehan, *via* Rosebery. The staple productions are potatoes, grain, and butter, for which the soil and climate are eminently adapted.

WEST TAMAR.

The District of West Tamar embraces the settled country from the City of Launceston, on the Tamar, to the Rubicon or Port Sorell, on the west. It embraces the old agricultural centres of Carrick, Westbury, Deloraine, and Elizabeth Town, as well as the newer and smaller farming centres of Glengarry, Supply River, and Black Sugarloaf; also the mining centre of Beaconsfield. This district, as well as many others referred to, possess large areas of land that will yet be converted into fine orchards from a waste



BURNIE.

and unprofitable condition. Lands in this district along the valley of the Tamar are now selling at comparatively high rates for apple-growing. Those near the river are mostly privately owned, and in comparatively large areas, being used as runs for stock until recently; but there are equally good orchard lands back from the river.

Mr. A. C. Hall, District Surveyor of West and Central Devon, reports as follows:—

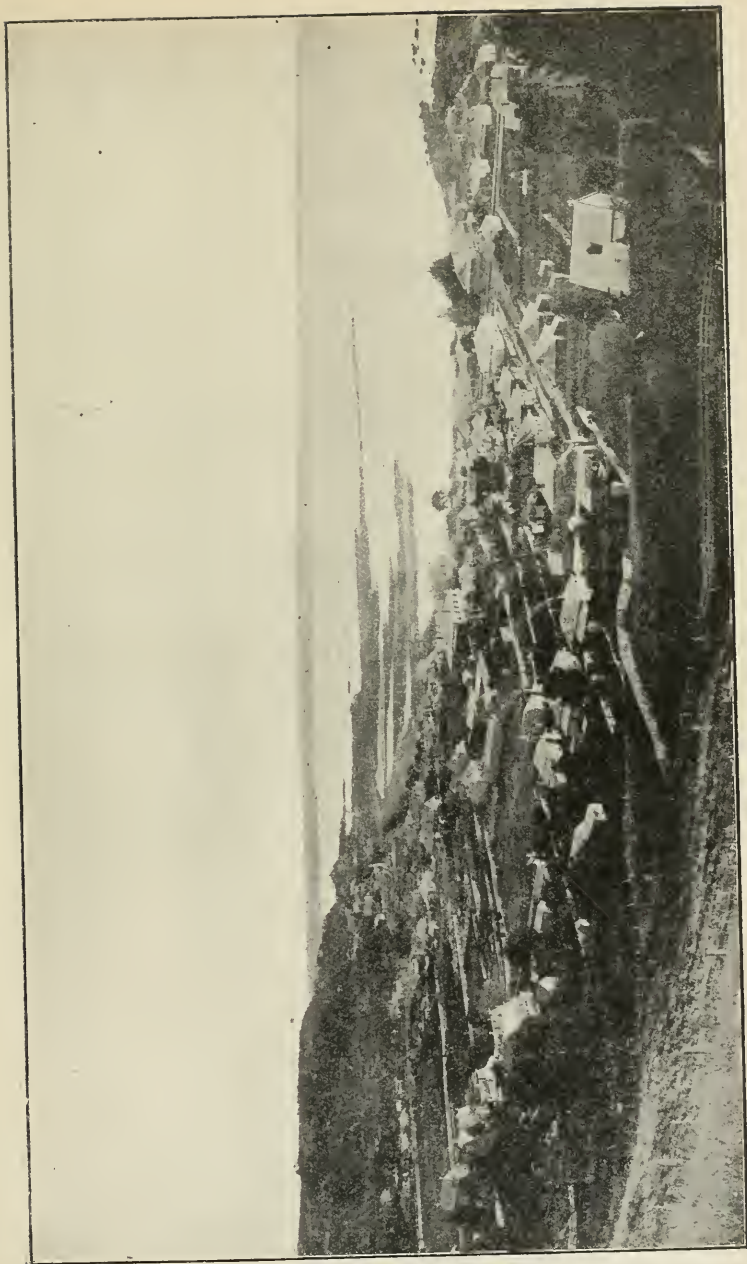
In this district there is now not much Crown land which can be recommended for agricultural purposes, owing to the elevation of the "ringed" areas of the good land. Much of this land will, however, be turned to good account for dairying and fattening stock as the best lands become cleared and utilised. At the present there are many hundreds of lots, embracing thousands of acres of the best lands of the district, unimproved, and until these lands are brought into a state of profitable production the less eligible country will not be sought after. On chart No. 2 there are several portions out of which it should be possible to obtain 3000 or 4000 acres suitable for fruitgrowing, and being close to good roads, railway, and harbour, should offer great inducement to those immigrants who propose taking up orcharding as a livelihood. The soil is of poor quality, but in most instances very similar to that which is being planted with orchards in the locality, and for which up to £7 per acre in its natural state is being paid. Most of this land has been leased for mining purposes (shale), but so far has not proved profitable, and there should be a large area not likely to be required for that purpose.

Mr. Hall's district strictly extends from the Rubicon Rivulet to the River Blyth, and includes the townships of East and West Devonport, Leith, Ulverstone, Penguin, and other centres of population. It is traversed from east to west along the coast by the Ulverstone-Burnie Railway, and embraces the greatest area of first-class basaltic soil in Tasmania, which is being settled upon and improved back 30 miles from the seaboard. It is available to the shipping ports of Devonport, Burnie, and many less important places visited by small crafts.

Mr. District Surveyor Joseph Wilks reports as follows on portion of the Deloraine survey district:—

There are about 1000 acres south-east from the town reserve of Liena suitable for grass, cultivation, and fruit culture. The good land is mixed with poorer land.

The portion of Devon in which Mr. Wilks is engaged is similar to that over which Mr. Hall presides, and forms a part of one of the best districts in Tasmania. It is well settled by a thriving population, in small areas, and yet it is capable of supporting a much greater number of settlers on the purchased lands. It includes the rich lands of the Wilmot district for which the money



PANORAMIC VIEW OF PENGUIN.

has been voted by Parliament for the construction of a railway to connect with the main system at Railton, and takes in the popular township of Sheffield and the less pretentious centre of Wilmot.

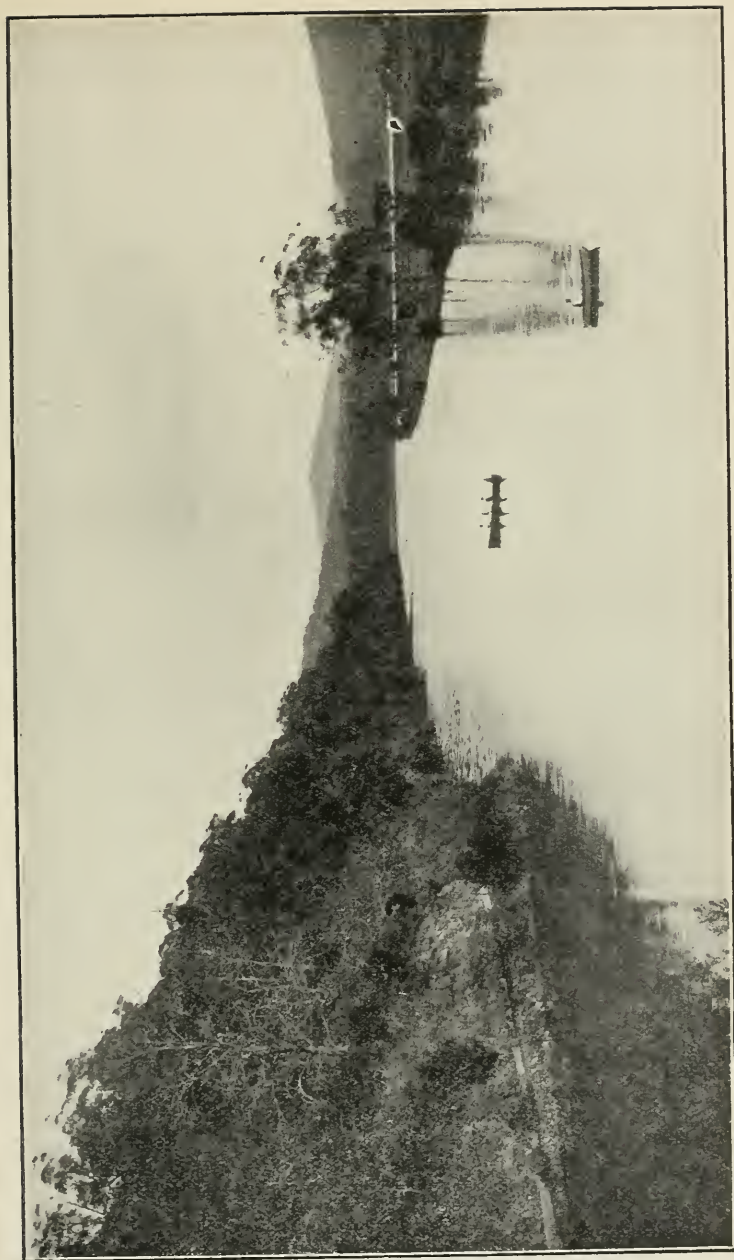
COUNTY OF DORSET.

The County of Dorset is the largest in Tasmania. It comprises 1,434,800 acres, of which 339,000 acres have been alienated; 15,000 acres are held under lease for sawmilling, and a large area is leased for mining purposes. It embraces the north-east corner of the island, and extends from the ocean on the east to the River Tamar on the west, and from Bass Strait on the north to the Esk and George Rivers on the south, whilst the eastern mountain system terminates near its western boundary. The lands are of a very variable description and value, ranging from the richest agricultural areas to the most inferior pastoral country. Many areas of auriferous character occur, together with the great belt of stanniferous country—extending from the Ringarooma River to the East Coast at George's Bay—and form one of the most important mining fields in Tasmania. The best of the alluvial tin deposits have been worked out, but many lode-formations have been discovered, though none has so far proved satisfactory. The increase in population which the tin discoveries created in this district in 1875 gave a wonderful impetus to the farming industry, and although the agricultural lands were mostly all heavily timbered, the Ringarooma district now contains some of the finest estates in Tasmania, notably "Legerwood," "Northview," "Mineral Banks," and "Bransholm," comprising 10,500 acres.

Progress in settlement would have been more extensive generally had it not been hindered by the withdrawal of large areas from selection for many years for mining purposes, some of which have, however, recently been thrown open for sale and selection. Much of the soil is of good quality. The eastern portion of the county consists of granite formation, which extends from Cape Portland to the Scamander River, in the adjoining County of Cornwall. It includes the tin deposits of Mt. Cameron, and is overlaid in places by Tertiary formations. The good lands are composed for the most part of the disintegration of the prevailing trap-rock overflowing the granite and slate formations. In many places there is ample evidence of the existence of tin deposits at some depth from the surface.

The coast border is inferior pastoral country, covered with rough herbage. It is generally composed of Tertiary gravels, resting on a slate bottom. The trap-rock occurs near the Tamar, where the land is of fair quality.

Silurian rocks are generally met with in the north-western portions of this county, which comprises the goldfields of Lefroy, Golconda, and other localities where gold has been discovered.



SCAMANDER RIVER.

The Launceston-Scottsdale railway extends to the centre of the county. It is traversed by coach route from the railway terminus at Branxholm, *via* Derby, Moorina, and St. Helens to connect with the Fingal railway terminus at St. Marys.

The Dorset district includes the country along the north coast between the Great Forester River on the east and the Tamar on the west, and includes the large and well settled district of Scottsdale. Although there are no extensive agricultural Crown lands available, since the best portions have been long since secured by purchase from the Crown, yet this district, in common with those lying to the east, possesses extensive areas of first-class fruit lands which are only made use of as unimproved sheep-runs. Anyone desiring to learn a practical lesson as to the value of these lands need only make a tour of the young orchard settlements along the banks of the River Tamar and the Lilydale settlement along the Launceston to Scottsdale railway-line.

Referring to Crown lands available, suitable for:—

- (1) Agricultural purposes,
- (2) Fruitgrowing, and
- (3) Cultivation of artificial grasses.

in the Parishes of Gunn, Milson, Barrow, and Northallerton, there is practically no Crown land left suitable for (1) and (2).

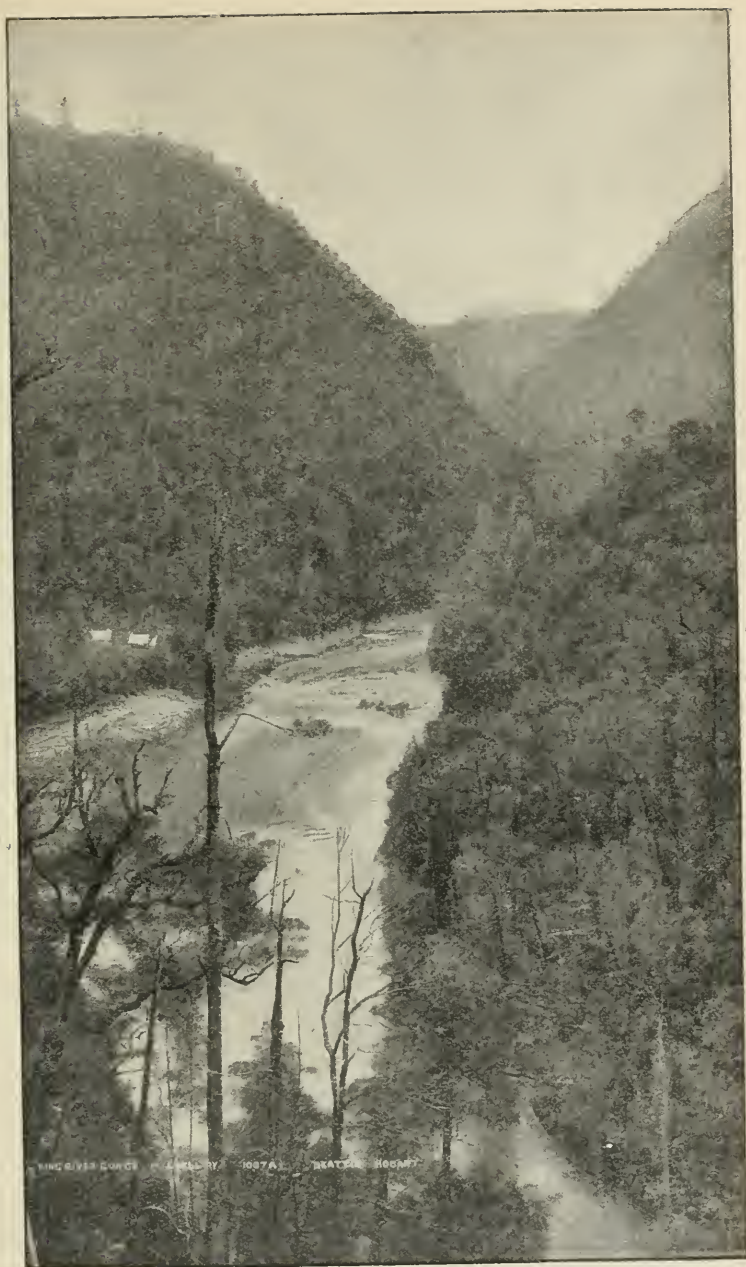
In the Parishes of Milson and Barrow there is a large area adapted for the cultivation of artificial grasses. This is sandstone and granite country generally over 2000 feet above sea-level, well watered, and fairly heavily timbered. The timber varies with the situation and the quality of the soil. On the tops of the ridges stringy-bark is the prevailing timber. White-gum also occurs, associated with stringy-bark, on areas which are generally rather poor. The better quality land is generally timbered with beech (so-called "myrtle") and stringy-bark, and carries an undergrowth of sassafras, musk, dogwood, treefern, cathead fern, &c.

There is a copious rainfall (probably well over 50 inches per annum), and what land has been scrubbed, burnt, and sown with cocksfoot grass, clover, and other grasses yields excellent summer pasture, and dairying is being extensively carried on by the selectors. Owing to the elevation the seasons are late and the winters cold, but it is rare for snow to lie on the ground for any appreciable time.

I believe that eventually this country will be found most suitable for the breeding and fattening of sheep.

RINGAROOMA.

The country lying between the Ringarooma River and the Great Forester River includes the important agricultural settlements of Ringarooma, Branxholm, Kay, Derby, and Forester, in which some of our richest basaltic lands are situated, and except the open



W. KING RIVER GORGE, MOUNT LYELL RAILWAY.

sandy coast-line, are generally adapted to the production of cereals and root crops of every kind and in any quantity, as well as the best and most luxuriant growth of all kinds of artificial grasses. It is intersected by a good main road and the Scottsdale extension of the railway, which affords daily communication with Launceston, and the absence of which has kept the progress of the district back for many years. As in the case of the eastern districts, there is a large proportion of good fruit country and coast border which will yet be turned to excellent account. The surveyor, Mr. Fraser, furnishes the following details of the localities in which the best Crown lands are to be found. The report is dated 1911, but the land is still unselected:—

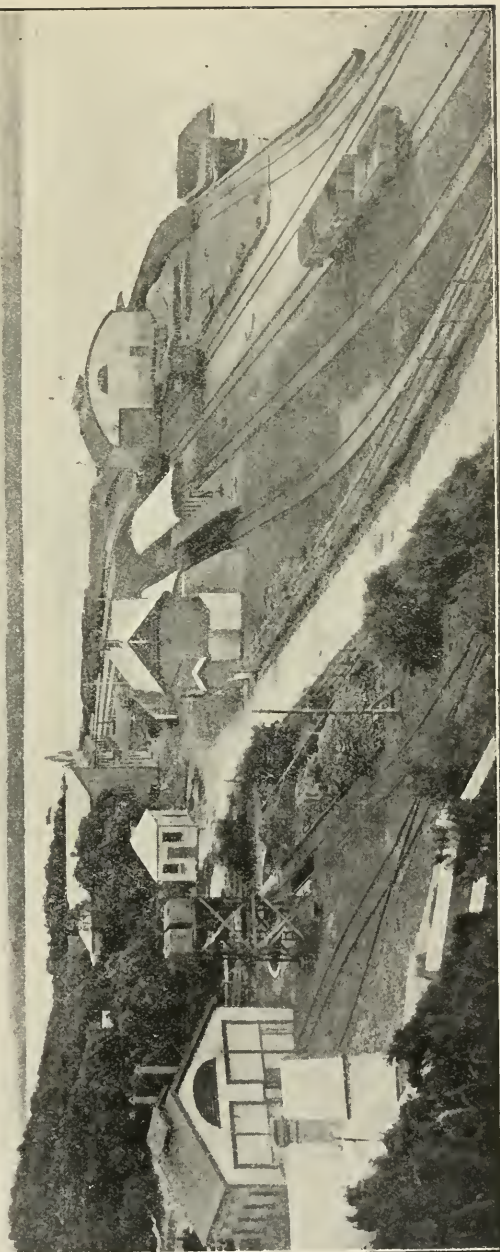
Mr. Authorised Surveyor Donald Fraser reports as follows:—

In reply to your memorandum of 10th October, 1911, I beg leave to report:—

The district with which I am best acquainted is contained in chart Dorset No. 5. All the accessible good Crown land has already been selected, but I know of one area of land suitable for artificial grasses which is at present inaccessible, but could be made accessible by construction of a special road. The land referred to commences at the intake of the Mt. Cameron water-race, and extends southerly to 100 acres (G. T. Richards), and probably west of the three lots in the names of G. T., G. W., and O. R. Richards. The intake of Mt. Cameron race is not shown on chart, but I have travelled up the Mussel Roe River several times on foot to Richards' lots, and the land, principally on the west side, and probably in places on the east side, is suitable for settlement. It is fairly level, of granite formation, gum and blackwood timber, tree ferns, musk, dogwood, and willow scrub. The land is of a light nature, but very suitable for grass-growing. I have seen extraordinarily good grass on Richards' lots. Speaking roughly, the land suitable for settlement is 4 to 5 miles long north and south. I have not been far west of Mussel Roe River, but the land appears to be fairly level and may extend further westerly than half a mile. This could only be determined by a special visit. I know the land to the west of Richards' lots is fairly level and of even quality, and well watered.

The land lies about 8 miles by chart south-easterly from the town of Pioneer. There is a rough road from Pioneer to the Government race. Probably a special road to the land would be, if graded, 11 or 12 miles in length, but it may also open up other land *en route*.

The disadvantages of using this land for immigrants would be the long road cartage for cream or butter; the placing of inexperienced men on land that probably the hardiest of Tasmanian natives would find it a task to make a living from; the isolated position of the land; inaccessibility of schools, towns, &c., probably for some years after the settlers first located there; the danger of clearing and grassing land which if not properly used and kept



REGATTA POINT, STRAHAN.

clear will revert to a state of nature; but as the first settlers in Tasmania had these same hardships to contend with in a greater degree, there is always the possibility that hard-working and determined men, even if inexperienced, may make a success when helped by the Government and taught how to use the land, and helped to find markets, schools, &c. The land is there, and if the right type of settler be introduced it should keep a fair number. The climate is excellent, rainfall ample, and I believe water is abundant, not only in the Mussel Roe, but tributaries. At present I can only speak with reasonable certainty of the existence of, say, 1600 acres. An exploratory trip may reveal that this area is exceeded. The probable cost of a special visit to determine length and width of land more exactly would be about £20, as I consider it would take a week, and there would be some travelling expenses.

COUNTY OF FRANKLIN.

Contains 1,007,700 acres, of which only 240 acres have been alienated. Its greatest length, about 60 miles, is north-westerly, extending from the Florentine River on the south-east to the King River on the north-west. Its eastern boundary includes Mt. Arrowsmith, and Macquarie Harbour is its western limit. This county is of a rugged, mountainous character, and comprises a limited extent of good land. Many of the mountain peaks approach an elevation of 5000 feet above sea-level. It is essentially mineral-bearing, but has been little prospected—the rough, and, until recently, isolated condition of the country rendering prospecting an arduous, costly, and tedious undertaking. Like the rich belt of mineral country which extends across the north-west end of the island from Strahan to Bass Strait, it is composed of metamorphic and crystalline rock formation of different ages. The existence of gold was discovered many years since, and silver-lead has been found near the King River, in the vicinity of Mt. Lyell. A limited area of good agricultural land exists along the east shore of Macquarie Harbour, where miocene fresh-water deposits are met with. There are good areas of button-rush marshes within this county, which, it is believed, are well-suited to the growth of English grasses and root crops; but some expenditure must be incurred in draining, to test the experiment.

Mr. E. A. Marsden, while exploring for tracks for the Public Works Department, writes on 22nd February, 1897:—

“I beg to draw attention to an extensive area of agricultural land passed through by myself and party during my last exploring trip for the Public Works Department.

“We traversed this area for 9 miles, the boundaries being, apparently, on the north by an uncharted river, taking its rise in two branches out of the south side of Mt. Hobhouse and north end of Wyld's Craig, and flowing south-easterly into the Derwent

River: on the east by the Derwent River to the south-west it appears to extend to the foot of Wyld's Craig, and southerly to the Florentine River, and may possibly prove to be an extension of the Florentine Valley.

"This land is covered with myrtle (small white), pear-tree, and musk, with a vast quantity of silver wattle, cat-head ferns (rough and smooth), and tree-fern. Very little large timber was seen, and the few large trees along the portion traversed were gum-topped stringy-bark and swamp-gum."

This land is still unselected, owing to its remoteness.

COUNTY OF GLAMORGAN.

Contains 658,600 acres, of which 237,190 acres have been alienated. It is essentially a pastoral district, and is bounded on the east by the ocean, on the south by Swan River, whilst it extends westerly to the eastern mountain range, and northerly to St. Paul's River. It is composed for the most part of rocky, rough tier country, of greenstone formation. The best lands lie along the coast-line and in the extreme western portion of the county. They consist of dry rocky hills, covered with a good growth of rough grass. There are some good agricultural lands comprised within the old estates at Swansea, but they are exclusively devoted to pasture. The State lands are generally of a steep, rocky, and rugged character, and selection progressed at a slow rate in consequence until "The Crown Lands Act, 1903," came into operation. The passing of the Act quoted, which provides for the free selection of second and third class lands, created a demand for land in this and other pastoral districts throughout the island. A motor reaches Swansea from Sorell. Gold, tin, and coal have been discovered along the seaboard, but not in payable quantities so far. The most important public work which has been proposed for the advantage of Glamorgan for many years was the cutting of a navigation channel through East Bay Neck. This work cost £22,000, and reduces the sailing distance between Hobart and the East Coast ports by about 45 miles of the very worst portion of the distance.

COUNTY OF KENT.

Contains 820,500 acres, of which area 61,470 acres are alienated, and 60,690 acres held for sawmilling purposes. This county embraces the extreme south end of the island, and extends from D'Entrecasteaux Channel on the east to Port Davey on the west, and stretches northerly to the Arthur Range. It is of a broken and mountainous character, but contains some considerable areas of good Crown lands, the best of which lie along the eastern portion of the county, between the settlements of Geeveston and the Arve valley. The area of agricultural land is only about 7 or 8 miles from the navigable portion of the Huon River; but owing to

the impenetrable nature of the country a large expenditure is required to open it up. Settlement is confined to the Channel border, and extends from the town reserve of Hull on the Huon River to Recherche Bay. The quality of the soil and the moist nature of the climate render it admirably adapted to fruitgrowing. Fruit and timber form the staple industries of the district. The unexplored area is composed, as far as is known, of metamorphic schists, quartzites, sandstone, and clay slates. Gold and copper have been discovered, but not in payable quantities.

A number of sawmills are engaged cutting timber for the local and export trade and extensive beds of splendid timber are still available to be operated upon. (See report by Mr. J. C. Penny, the Chief Forest Officer, on page 122.)

Some of the finest mountain scenery in the State is to be found in Kent—notably, the Hartz Mountains, Adamson Peak, Mt. La Perouse, and Bathurst Range. The Hartz Mountains and lakes in the vicinity are now approachable by track from Geeveston, distant 12 miles. A tourist hut has been erected at the mountain, and it is much appreciated by frequent visitors.

Mr. C. E. Radcliff, Authorised Surveyor, reports as follows:—

LANDS SUITABLE FOR SELECTION.

My remarks under this heading are practically a repetition of those of last year.

The best area that I know of available in the Huon district is in Kent, Parish of Garrett, between Raminea and the Village Settlement on the Esperance and Creekton Rivers: it is of first, second, and third class quality. Large areas of third-class land are still available on South Bruni Island, in the vicinity of Cloudy Bay: and on the southern end of North Bruni, and at Adventure Bay, South Bruni, small areas of first-class land, with large areas of second and third class land, can still be obtained.

MINING.

The Port Cygnet Coal Mine is the principal mine in the district. It is worked on a small scale only. The coal is anthracite, and is considered fairly useful for household purposes. At Recherche a coal seam is being prospected, but so far very little has been done in the way of working it for commercial purposes. It is considered by some to be of value as a steam coal, but so far, I believe, has not been tried extensively.

COUNTY OF LINCOLN.

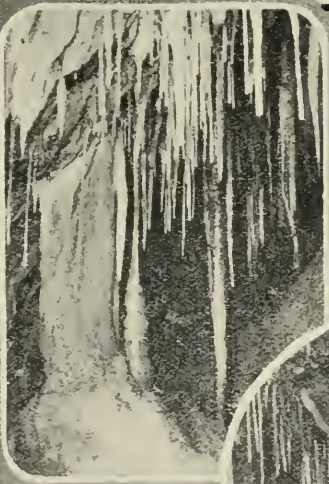
This county is centrally situated, and comprises 940,500 acres, of which 42,420 acres have been alienated. It extends northerly from the junction of the Derwent and Nive Rivers to the V.D.L.



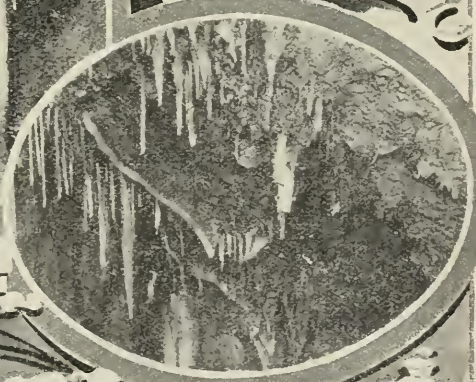
Egyptian Canopy



Gem of the West



Mums Bower



Entrance Alexandra Bower

Company's old track at Middlesex Plains, and from the head waters of the River Mersey on the east to the Murchison and Mackintosh Rivers on the west. It embraces the largest proportion of the lake uplands of the State, and is mountainous and rugged towards the south-western and north-western borders. The Du Cane Range (the Eldon Bluff, and Mts. Hugel and Olympus), whose highest points exceed 4500 feet, form an imposing array of mountain scenery; whilst Cradle Mountain, with an altitude of 5069 feet, in the north-western division of the country, bears the greatest recorded elevation above sea-level in the whole of the State. In keeping with the order of the mountain system, all the principal rivers in Tasmania take their origin in this county, and trend in all directions—the Derwent south-easterly, the Mersey and Forth northerly, the Pieman and King westerly, and the Franklin south-westerly. The purchased and leased lands are situated in the south and eastern portions of the county; they are unimproved, and used as bush-runs for stock. The hills are very rocky, and the plains are covered with coarse herbage and native grass. The soil is of fair quality, being enriched from the decomposed greenstone (diabase) which everywhere prevails; but a proper system of draining is necessary to eradicate the fluke from the summer marshes, which predominate, before good results may be anticipated. The severity of the climate, which is due to the elevated situation, will prevent its being ever largely utilised for agriculture. There is not sufficient summer weather to ripen grain crops. Coal has been discovered on private property, and arrangements for testing its value are in course of progress. The Government track from Liena on the Mersey and Rosebery—known as the Mole Creek or Innes' Track—crosses this county from east to west. It has had a large expenditure of public money on it. It traverses very high country, but is passable for horse traffic during the summer season. Some very promising mineral discoveries have been made along this route in the vicinity of Mt. Pelion and Barn Bluff, but they are difficult of access.

COUNTY OF MONTAGU.

The County of Montagu contains 594,600 acres, of which 3980 acres have been alienated, and a large area is leased from the Crown for mining. It includes a large proportion of the mineral zone which crosses the western part of the island. It is bounded on the north by the Pieman River, on the south by the King River, on the west by the Southern Ocean, and extends easterly to the Murchison River. The eastern portion of the county is rough and mountainous throughout, while Mts. Heemskirk and Agnew are the most prominent features westerly. They form the southern end of the stanniferous belt of country which extends northerly to Mt. Bischoff. The country between the ranges is rough and precipitous, with occasional patches of button-rush

marshes. It flattens out westerly along the sea-board, and consists principally of open quartzite ridges, with belts of thick scrub in the gullies. The land suitable for cultivation is limited.

The importance of this county was first brought into notice by the discovery of tin at Heemskirk in 1877; previous to that date it was practically an unexplored wilderness.

The district was subsequently abandoned, and it was not until the argentiferous galena deposits were first discovered by Long and Harman in 1884, and subsequently brought into prominence by the discovery of the Silver Queen lodes in 1887, that a mining settlement was fairly established. The mining towns of Zeehan and Dundas soon sprang into existence. The Town of Zeehan, with a population of about 4500, is the principal centre of communication in the northern portion of the county. It is connected with the Dundas mining field and town of Dundas by $7\frac{1}{2}$ miles of railway, in addition to which the Emu Bay Company's railway connects Zeehan with Emu Bay, intersecting Colebrook, Rosebery, Mt. Black, and other mining centres *en route*. Numerous trams, bush roads, and tracks have been opened by the various mining claims.

An extensive survey of the entrance to Macquarie Harbour was made by Mr. Napier Bell, C.E., with a view to deepening the bar. A portion of the work was undertaken, the contract price for which was £60,000, but the results are problematical. The railway connecting Zeehan with Strahan was opened for traffic in 1892. It is 29 miles in length, and was one of the best paying lines in the State until the Emu Bay railway was constructed. The Government has constructed a tramway or light railway on a 2-feet gauge to connect the Mt. Read districts with the Zeehan and Dundas railway-line. The tramway is $17\frac{1}{2}$ miles in length, and reaches Ringville, Deep Lead, and other important places. The North Mt. Lyell Mining and Railway Company constructed a railway from Gormanston (Linda Valley) to Kelly Basin, in Macquarie Harbour. This railway is still open for traffic, but there is nothing to support its running regularly. A branch line has been surveyed right on to the North Lyell Mine.

The town of Gormanston is on the opposite side of the range from the town of Queenstown, from which the settled portion is distant about $2\frac{1}{2}$ miles.

The town of Queenstown is situated on either side of the upper portion of the Queen River. It includes the Mt. Lyell Mining and Railway Company's extensive smelting and ore-reduction works. It sprang into existence and importance more rapidly than any town in Tasmania, the population being estimated at 5000 persons.

The principal agricultural settlement is at Granville Harbour. There is also good land in the vicinity of the River Henty and in the valley of the Huskisson River, available for selection,

subject to the right of searching and mining for gold and other metals and minerals. There are other areas of less extent within the mining areas which are being selected since they were thrown open for settlement under "The Crown Lands Act, 1903." Even where the land is of inferior quality—as in the case of some of the small holdings near Strahan—the moist climate that prevails on the West Coast, and the local demand that existed for all kinds of vegetable and dairying products on the mines, created a constant enquiry for settled lands. Where such lands are sold, the right to mine thereon is retained on payment of compensation to the owner for any improvements effected by him, by which provision the interests of the miner and the settler may be fairly met.

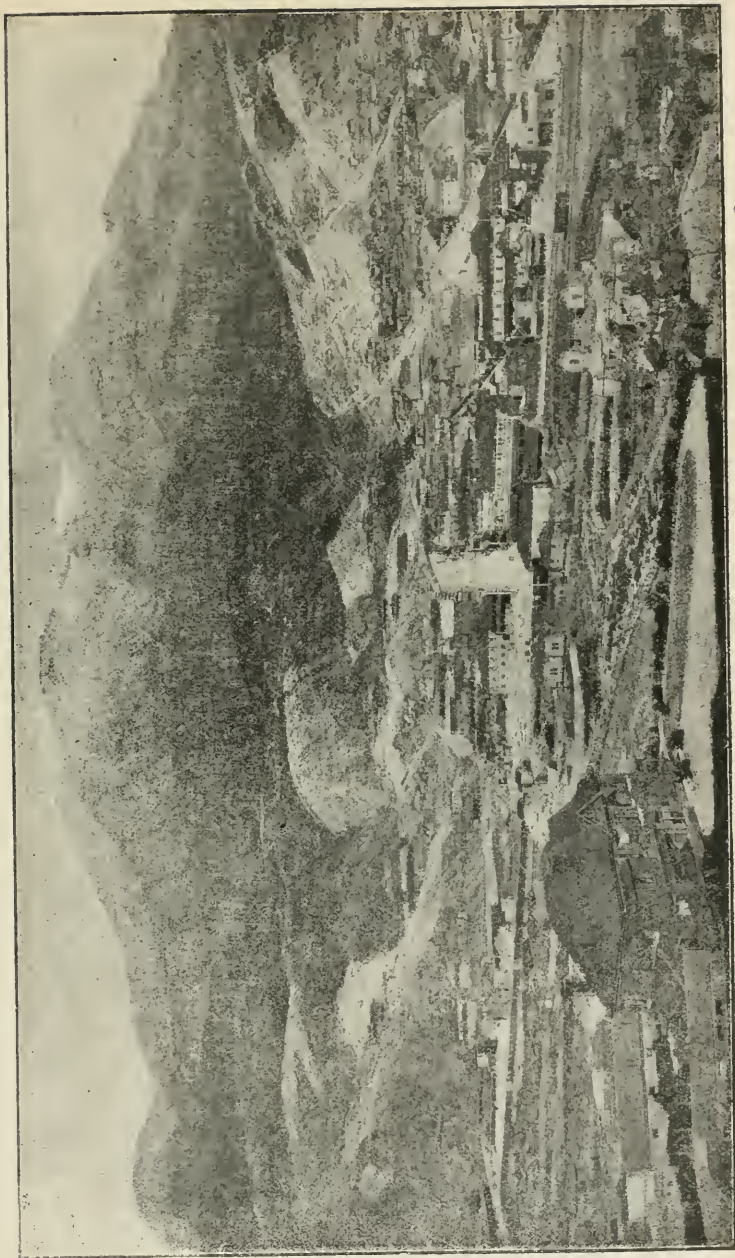
The West Coast Range lies along the eastern border of the county. It comprises the Peaks of Sorell, Darwin, Jukes, Huxley, Owen, Lyell, and Sedgewick. They are composed of large masses of quartzite and sandstone conglomerates resting usually on a schist bottom, and form a highly mineralised belt of country, which extends northerly from the River Gordon to the Pieman. It contains deposits of iron and copper pyrites, bornite, silver-lead, gold, and other minerals, and includes the extensive Mt. Lyell Mine, which now ranks as one of the first magnitude.

THE MT. LYELL MINING AND RAILWAY COMPANY LIMITED.

This is pre-eminent among the various enterprises. Since August 11, 1903, it has become a new company through amalgamation with the former North Mt. Lyell Copper Company Limited, which also operated in the same field. Capital, £1,300,000, in 1,300,000 shares of £1 each, all issued. Head office, 39 Queen-street, Melbourne: D. G. Lumsden, Secretary. Directors: William Jamieson (chairman), Bowes Kelly (vice-chairman), Lindsay Tulloch, P. C. Holmes Hunt, Colin Templeton. London Directors: A. Williamson (chairman), Sir J. A. Cockburn, John B. Ball, W. Douglas Reid. London Secretary: E. Habben, Palmerston House, Old Broad-street, T.C. Tasmanian Agent: Hon. B. Stafford Bird, Hobart.

The principal mines are situated near Gormanston, being the Mt. Lyell Mine and the North Mt. Lyell Mine, in addition to which the company also owns most of the other mineral properties in the field. During 1912 it acquired the Lyell Comstock Mine, and in 1913 the Crown Lyell Mine, both adjacent to the North Mt. Lyell Mine.

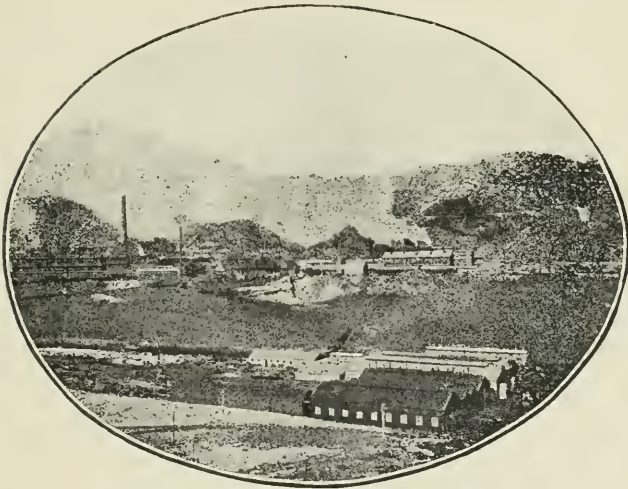
The Mt. Lyell Mine was discovered in 1883 by Steve Karlson, who found the outcrop known since as the "Iron Blow." This was rich in gold, so that the property was worked for a time by various associations in a limited way as a gold mine. The former Mt. Lyell Company took over the property in 1892, and after preliminary exploratory work—in the course of which a rich pocket of ore was struck, which, by sale in London, netted £105,000 out of 850



QUEENSTOWN, NEAR MT. LYELL.

tous—active development work and treatment operations were begun in 1894. These were gradually extended in the course of time, until the enterprise now ranks as one of the first magnitude. The North Lyell Mine has been worked since 1890, but the rich deposits of same were found in 1897. The former North Mt. Lyell Copper Company mined and smelted independently for a while, and also constructed a fine line of railway from Gormanston to Kelly Basin, at the head of Macquarie Harbour. Mining at the Mt. Lyell Mine is done on the open-cut or quarry system, as well as by underground methods, while the North Lyell ore is only won by underground mining. The reduction works are situated at Queenstown, on the Queen River, a tributary of the King River, and are distant in a straight line from the Mt. Lyell Mine about 1 mile, and from the North Mt. Lyell Mine about $1\frac{1}{4}$ mile. The carriage of ore from the mine to the reduction works is effected across an intervening mountain saddle by means of a self-acting haulage line in connection with steam tramways, and also by an aerial ropeway, which is capable of delivering 1500 tons of ore daily direct to the blast furnaces. The treatment of the ore is carried on at the rate of 1000 tons per day. The method used is that of direct smelting of the raw sulphide ore, known as “pyrite smelting,” and the copper, silver, and gold values in the ore are concentrated into a matte, which is further treated in a converter department of a total capacity of from 60 to 70 tons of blister copper per day. The fluxes for smelting, as far as required, are derived from quarries near the reduction works, together with metal-bearing fluxes from smaller mines owned by the company. A 2-foot tramway system serves the reduction works, the total length of which is $17\frac{1}{2}$ miles: in connection with which there are $4\frac{3}{4}$ miles more of mixed-gauge railway (3 feet 6 inches and 2 feet). Seven 2-foot locomotives and 200 vehicles are in use. The company derives nearly all its requirements for construction from its own leases, and has adequate facilities for brickmaking, sawmilling, repairs of all kinds, machine shop, foundry, and all subsidiary works. Electricity is largely used as motive power, being transmitted from a generating station at the reduction works, being used (among other things) for driving the Ilgner winding-engine, air-compressor, and pumps at the mines. Six large steam-turbines are installed, besides four compound condensing engines. The total boiler horsepower is 3200 i.h.p., exclusive of the railway. Weekly consumption of fuel at present, 550 tons firewood, and 400 tons coal. At present an hydro-electric installation is in course of construction, to utilise the water-power available at Lake Margaret, 7 miles from the works. This will be completed during the year, and at once supplant the steam-power plant mentioned. The number of men employed at the mine quarries, reduction works, and shops, &c., is 1600. Smelting operations were begun in June, 1896. In addition to its own ores, the company treats ores purchased from other mines. The

average cost of mining, delivery, smelting, and converting (including power, fuel, fluxes, and all local, Melbourne, and London expenses) is 20s. per ton of ore. The quantity of ore treated since the beginning to October 1, 1913, is 5,337,158 tons, and the total of all metal-bearing materials is 6,241,676 tons. The amount of blister copper made during the same period is 125,606 tons, containing 124,107 tons pure copper; 10,394,853 oz. of silver; and 316,601 oz. gold. The company also possesses at Port Kembla, N.S.W., its own plant for the manufacture of the coke used in the smelting operations, and at Yarraville, Victoria, at Port Adelaide, South Australia, and at Fremantle, West Australia, operates large chemical works for the manufacture of sulphuric acid and



Mount Lyell Co.'s Smelters, Queenstown.

superphosphates, and other artificial manures, &c. The pyrites for acid-making is largely derived from the Mt. Lyell Mine. The total dividends paid by the old company amounted to £996,574. The new company has paid £1,770,000 to June 15, 1912. Total, £2,766,574. A strike, lasting eight weeks, which occurred in September, 1911, has given the company a set-back, and operations were again seriously interfered with by the disastrous fire in the North Mt. Lyell Mine, which took place on October 12, 1912.

The company has two railways, one from the reduction works to Regatta Point, opposite Strahan, Macquarie Harbour, and one from Gormanston to Kelly Basin, at the head of the harbour. At both it has adequate wharf facilities. The Queenstown and Strahan line is 31 miles long, $4\frac{1}{2}$ miles of which are over 1 in 16 and 1 in 20 gradients, surmounted by special engines on a rack

rail after the Abt system. The Gormanston-Kelly Basin line is 28 miles long. Total, 59 miles. Rolling Stock—seven adhesive engines, four Abt locomotives, and 200 vehicles. Regatta Point is connected with the Strahan terminus of the Strahan-Zeehan Government railway, so that direct connection exists between Queenstown and the general railway system of the State.

Nearly the whole of this county is withdrawn from sale in favour of the mining industries, although it includes some first-class pastoral areas since the scrub has been burnt out by bush fires and artificial grasses thrown on the surface. At the present time it is supporting some of the most profitable milk and butter supplies, and probably running 1500 head of cattle, the whole of which are consumed on the West Coast mining fields; but it is not adapted to make homes for an immigrant population, as the tenure of the land is subject to mining interests, and is, therefore, somewhat precarious.

Mr. District Surveyor C. S. Wilson reports as follows:—

LANDS SUITABLE FOR SELECTION.

A good deal of the land in this district suitable for agricultural and pastoral purposes, and within reasonable distance of the mining settlements, is specially set aside as leasing lands for minerals, and consequently is unavailable to the settler. There does not, however, appear to be any sufficient or logical reason why such a condition should continue. It must be obvious that the mining industry would be materially assisted by the presence of the farmer, and in being supplied with locally-grown products. Too much insistence cannot be given to the principle that the prosperity of a district which is solely dependent on one industry—such as, in this case, mining—would be considerably strengthened by the proper development of other activities. Beyond doubt on numerous areas of the West Coast the work of the prospector should be dovetailed in with that of the cultivator.

As yet there has not been any selection on the West Coast worth mentioning, and during the year the only selection of land for agricultural purposes has been a few lots distributed over the district. Doubtless in time this district will receive the attention of settlers, for whose information it may here be noted that there is a good local market for produce of all kinds. In the opinion of those best qualified to judge, a fair proportion of the unalienated land would be converted into sound pastoral runs. Some doubts may exist regarding the climatic disabilities, but the fears entertained on that score are dispelled, to some extent, judging by the luxuriant growth of artificial grasses to be seen in various places throughout the district, and upon which stock thrive and fatten when shelter-protection is provided equally as well as they do in districts where the rainfall is normal. Wherever mining opera-

tions have led to the clearing of the land of scrub, good feed has sprung up, providing pasturage for several hundred head of cattle. Each year is adding to the acreage around the mining settlements of what may be classed as partially-cleared land, due to the operations of the firewood and timber-cutters. As a rule, excellent burnings off are obtained. I have previously referred to the benefits derivable from sowing such land with grass seed, and the taking of a step in this direction recently by supplying the road parties on the Stanley and Henty tracks might well be made a universal practice. It serves three purposes—it prevents the new scrub overgrowing the tracks after a fire: it spreads rapidly, and gives those on the look-out for grazing or agricultural areas an idea of the possibilities of the land: and it enables prospectors to stay out longer without breaking into their time by frequent trips to the nearest centre for stores, as it (the grass) attracts the badger (excellent meat, by the way) and the wallaby, and consequently the men require to carry less meat, and are thus enabled to carry a greater weight of other necessities. This may seem to some people of trifling importance, but as a prospector has to spend at least one-fourth of his time in packing his provisions where there is no game, it is an item worth serious consideration. It also has another bearing in relation to the prospector. I suggested last year it would be advisable to encourage him to settle on the land and prospect the vicinity between whiles. One inducement for him to do this would be by restoring, in part, one of the privileges of the old miner's right. Under this he would obtain a freehold of $\frac{1}{4}$ -acre for £10 if he had made improvements to the value of £50. In the rush for West Coast township allotments speculators acted on this to obtain blocks for £10 when the upset price of the adjoining one was perhaps £50, and this was one of the causes that led to its complete abolition. But were a prospector allowed a somewhat similar privilege outside of surveyed townships, with perhaps a larger area, he would be encouraged to make a comfortable depot at some convenient spot. Under the present Act he can only camp legally on Crown land by virtue of a prospector's licence, miner's right, or occupation licence; and none of these give any security for improvements.

No areas suitable for selection other than those already reported upon have come under my notice. The various areas outlined in previous reports may, however, with some advantage, be again referred to, for the information of intending selectors.

In the North and South Dundas and Zeehan mining districts there are at least 50,000 acres capable, if scrubbed and burnt off, of growing artificial grasses. It is surprising how prolific is the growth of English grasses on West Coast lands that have been properly sown with seed after burning off the native vegetation. Cattle-raising is an industry that is as yet in an early stage of development, but the number of cattle in the Zeehan and Dundas districts is steadily increasing, and consequently there is an

increased demand for accessible grazing areas. Here and there throughout this large area there is some really excellent agricultural land to be met with, which may in time attract settlers. There is already a large acreage of partially-cleared land, chiefly in the localities of Zeehan and South Dundas; and at Ringville and Renison Bell, too, good feed has sprung up, and a number of stock benefit by it.

In the neighbourhood of the Colebrook Mine, at North Dundas, there is a moderate extent of good land, the position of which is particularly convenient, being situate almost in the centre of the mining settlements of Mt. Read, Rosebery, and the X Creek tin area, and within a mile of the Emu Bay Railway.

About $4\frac{1}{2}$ miles north-west of the town of Zeehan, and close to the old Success pack-track, there is a small area of first-class land; and circumscribing the head of the Success Creek, and following Crimson Creek to its junction with the Pieman River, thence north-westerly along that river for about $1\frac{1}{2}$ mile, the land is of good quality.

The land in the vicinity of Granville Harbour is well worth inspection, both north and south of the surveyed blocks. Between the selections at Rocky Creek and Harrison's and Nicholas' farms to the north there is about 1000 acres of good land, the prevailing scrub being musk and dogwood, whilst the number of large trees to the acre is not excessive. South of the Pieman River, in the Parishes of Leebra and Rotali, there is a large area, ranging from first to third class land. Still further south along the coast at Pyke's Creek, and fronting on the Little Henty River, some good land is to be met with; and along the Henty River there is some fairly good land accessible by the Strahan-Zeehan Railway.

In the Parish of Mallana, and lying north-west of the 16-mile post of the Strahan-Zeehan Railway, the land is of fair quality, the extent of which is perhaps from 1000 to 1500 acres, and within easy reach of the railway. Both north and south of the Henty River there is a very large coastal area that might be converted into excellent pastoral land by the planting of marram grass; and possibly melilot and spear-grass would also thrive here equally as well as at King Island.

COUNTY OF MONTGOMERY.

This county contains 506,000 acres, which is all Crown land, is situated in the south-western portion of the island, and fronts on the South Pacific Ocean; it is irregularly triangular-shaped, and extends from Elliot Cove north-westerly to a narrow headland at Cape Sorell, and is bounded on the north-east by Macquarie Harbour and the Gordon River. The lands are poor and low-lying, as a rule. The D'Aguilar Range and the south-western portion of the Junction Range— their highest points—are less than 1500 feet above the sea.

The metamorphic rocks common to the West Coast country extend throughout this country, which includes the Silurian limestone of the Gordon River.

COUNTY OF MONMOUTH.

The County of Monmouth contains 660,100 acres, of which 608,800 acres have been alienated. From its favourable situation, and the good quality of its lands, it formed one of the earliest districts for settlement in Tasmania. It extends from Cape Direction, at the mouth of the Derwent, to the town of Oatlands on the north, and from the head waters of the Little Swanport River on the east to the Clyde River on the west. It comprises the old settlements of Cambridge, Richmond, Brighton, and Green Ponds, and the towns of Richmond, Jerusalem, Brighton, Kempton, Bothwell, Hamilton, Parattah, and the city suburbs of Bellerive and Lindisfarne. It is intersected by the Main Line, the Derwent Valley, the Apsley, and Sorell railways, and by the main road from Hobart to Launceston, and other macadamised roads to the principal centres. The western portion comprises a large extent of good pastoral country, consisting of open, grassy hills, with valleys of rich agricultural land intervening. It is in large holdings, and is almost exclusively devoted to pastoral purposes, for which its value is largely reduced by the prevalence of rabbits. The Jordan River, a small stream, rises in the north and traverses the centre of this county to the Derwent, near Bridgewater. The Broad and Black Marshes, which are situated along its banks, and the well-known valley of the Bagdad, are excellent black soil, and well cultivated. The same may be said of the river flats along the Coal River, in the eastern portion of the county, which includes the fine estate of Campania. The intervening country between the river valleys is rough and broken in the central and eastern divisions; they comprise the Crown lands, which are of a second-class character. The north-eastern portion is principally in small holdings, and supports a comparatively numerous population of industrious and thrifty settlers. The whole of this county is of coal-bearing formation, consisting of fossiliferous mudstones, sandstones, and limestones, with occasional outcrops of trap and greenstone on the ranges. Coal of fair quality for domestic purposes has been discovered in many places, and the bituminous coal seams on the Crown lands at Jerusalem have been worked for years; so also have the valuable sandstone quarries of the Brighton district.

COUNTY OF PEMBROKE.

This county contains 645,000 acres, of which 264,000 acres have passed into private ownership. It includes Maria Island and Forestier and Tasman Peninsulas, and extends from Cape Raoul on the south to the Little Swanport River on the north, and from

the sea-coast on the east to Pittwater and the White Kangaroo River on the west. The best agricultural land in this county is contained in the estates near the Town of Sorell. They consist of rich basaltic soil. The most progressive settlements of recent years are those at Tasman Peninsula, Copping, Nugent—in the neighbourhood of Sorell—and Hobb's Bluff. They have absorbed the best portions of the densely-wooded agricultural lands in the county. Of those remaining the largest area is situated between Orford—at Prosser's River— and Copping, near the coast. It is estimated that from 1000 to 1500 acres of this land will be selected for farming purposes when opened up by a fair road. It is hilly, and covered with heavy scrub.

There are no large rivers in this county. It includes the Town of Sorell the eastern terminus of the Sorell Railway—and is traversed by a main coach-road from Sorell to its northern boundary at Little Swanport. The coal measures extend across the western portion of the county, with a large proportion of greenstone towards the coast.

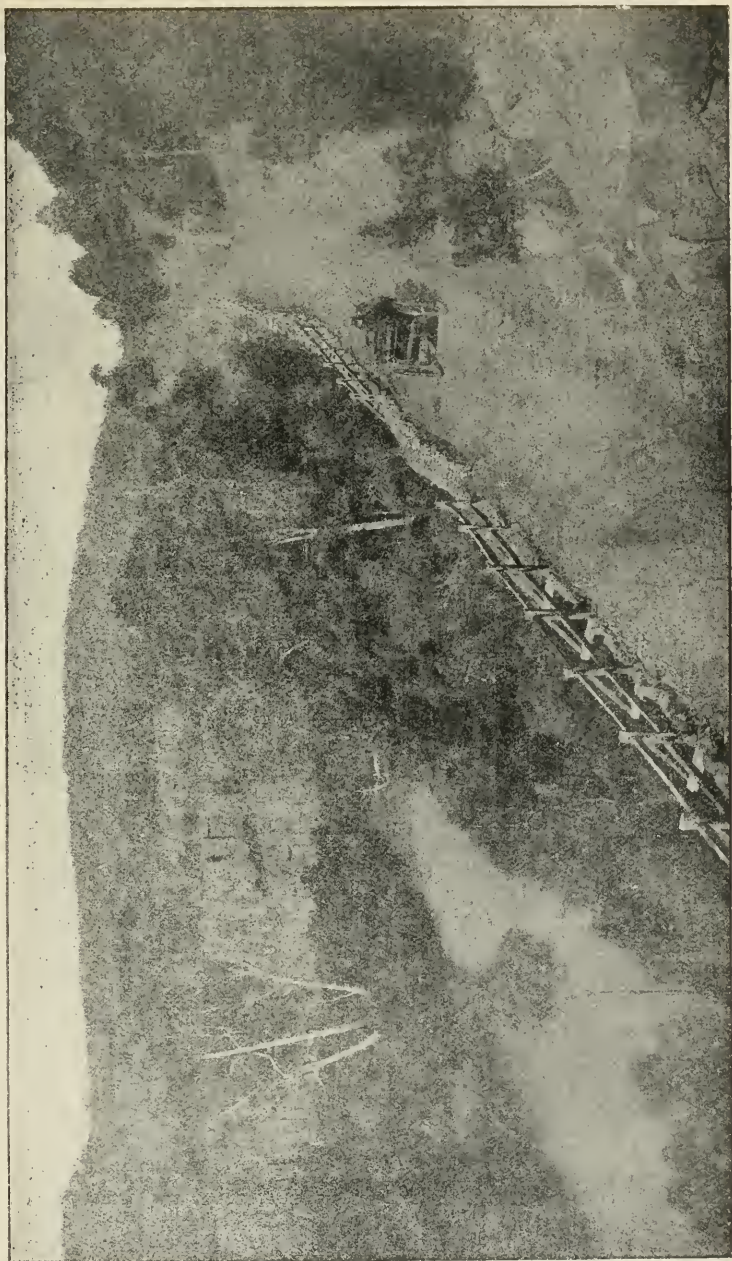
LANDS SUITABLE FOR SELECTION.

In the Counties of Glamorgan and Pembroke these consist chiefly of lightly-timbered hilly country of third-class quality. This is being acquired by resident landholders for sheep-grazing purposes. By the repeated burning of underscrub and depasturing of sheep, even the roughest country becomes in time of considerable value for grazing, the best index of this being the continued demand by resident pastoralists for more land. The proportion of new settlers is exceedingly small, owing chiefly to the lack of areas of first-class land as a base of operations.

Coal of fair quality exists in the district, and there are some fair patches of excellent splitting timber. The industries consist of rearing store and fat stock for markets, the best market in the island being situated in the district. Wool-growing is the other principal industry, and then cereals and root crops, in a minor degree, and black wattle cultivation. The trapping of rabbits in the winter for their skins is the principal work of the poorer residents, and is conducted on a large scale. There has been an attempt made to export the carcasses also. For years the splitting of railway sleepers was an important industry, but the long haulage to the point of delivery is a serious drawback at present, till a light tramway is constructed.

TASMAN PENINSULA, AND EAST COAST GENERALLY.

The land in Tasman and Forestier's Peninsulas, which embraces the whole of the country between Cape Raoul and Cape Paul Lamanon to the north of Blackman's Bay, is or was, generally heavily timbered and covered with thick scrub. This stretch of



PROSSER'S RIVER, FROM ROAD, NEAR PARADISE.

country, briefly described, is of diabasic formation, fringed in many places by sandstone, the characteristic coal measures and fossiliferous limestones. Much of this land is rich in quality, but, generally speaking, is more or less stony. It would be hard to find land better adapted for orcharding than the lands on these peninsulas when cleared and cultivated: but that is a matter of time and money, and only suited to those who can wait a few years for a return and bear the expense incurred in the meantime. The best and most conveniently situated areas have already passed into private ownership, and what is left is not generally immediately available to made roads, unless in small scattered lots. For these reasons here again strangers in search of orchard lands are recommended to make enquiries of private owners, who collectively own thousands of acres of virgin lands which are of excellent quality for all kinds of fruitgrowing and vegetable-raising, within half a day's journey of a port and a day's sail from Hobart, which has a bi-weekly intermediate service with Taranna and many other ports.

Going north from Blackman's Bay to Swansea, a distance of 50 miles along the east coast, the best of the lands are privately owned, and used almost wholly as sheep-runs, if we except the agricultural settlement at Bream Creek of some 10,000 acres, than which there is no richer land in Tasmania: an area in the Parish of Nugent, and other smaller areas at long intervals. The most important area of Crown land in this county is the estimated area of 6000 acres reserved for timber in the Parish of Albanley between Prosser's River and the Bream Creek settlement. It is approachable by water or by road through the Sorell and Nugent settlements. The timber is of good quality, and a number of applications have been made for leasing areas for timber purposes. Later on, when the timber has been removed, much of this land will no doubt be sought after. It is infested with thick scrub, and although generally of fair quality is not conveniently situated. Here again it may be well said there are tens of thousands of acres of first-class fruit country, well situated, with a climate unsurpassed for range and temperature, lying approximately between 35 and 70 degrees in winter and 40 and 80 degrees in summer, now only utilised as pastoral runs for carrying sheep, while it is fit for and should be devoted to a better purpose. An example of the excellent quality of this country for orcharding has been furnished by Messrs Henry Jones & Co., who purchased an area of some hundreds of acres near the Township of Triabunna at, I believe, less than £1 per acre, planted it out with appletrees some four or five years ago, and it is now one of the finest and most extensive orchards in Tasmania, and yielding a handsome return for the capital invested in it. The clearing was easy and done at a nominal cost. Probably the preparation of the land and planting out was effected for an outlay of £2 per acre. The land is, as a matter of fact, inferior to, and certainly not better than

probably 100,000 acres of land along the East Coast, which are still almost in a state of nature, and now assessed at less than £1 per acre. Most of the East Coast land is comparatively lightly timbered. The want of better communication with a market is its greatest drawback, but the coastal steamers pass to and from Hobart regularly every week and frequently more often, as well as the casual sailing craft.

To any one wanting orchard land there are some good sites adjacent to the Sounds; also around Saltwater River, Wedge Bay, and Eaglehawk Neck. Reliable information may be had by intending selectors from the following residents:—Mr. M. I. Clark (Wedge Bay), Mr. T. Jenkins (Saltwater River), Mr. T. Lock (Impression Bay), Messrs. I. Sullivan and W. Smith (Eaglehawk Neck).

COUNTY OF RUSSELL.

The County of Russell, in addition to a large extent of agricultural land, embraces a portion of the great western belt of mineral country which stretches away from Arthur River to the southern extremity of the island, at the South-East Cape.

It contains 1,140,800 acres, of which 127,340 acres, including about 125,000 acres of the Van Diemen's Land Company's Surrey Hills Estate, are alienated, 7000 or 8000 acres leased for pastoral purposes, and about 200 sections of different areas are held under mining lease. It is bounded on the east by portion of the County of Devon, on the west by the ocean, on the south by the Pieman River, and on the north by Arthur River.

Mr. District Surveyor David Jones, of Waratah, reports as follows on the Waratah District:—

LANDS SUITABLE FOR SELECTION.

Having completed the survey of two 100-acre lots down the Arthur River, about 10 miles north of Waratah, and run a connection to them from J. Kelly's 100-acre lot, adjoining the west boundary of the V.D.L. Company's Surrey Hills Block, information with regard to this previously unknown country can now be given. The distance traversed for connection is 3 miles, from the south-west corner of Kelly's 100 acres. The country passed through for the first mile is good basaltic soil, covered with large gums, myrtles, or, more correctly, beeches, and other timbers, with an undergrowth of tree-ferns, cat-head ferns, and blue ferns, often called laurel ferns. The second mile is also basaltic soil, with large beeches and a lower growth of laurel ferns, the ground having a gradual fall to the westward. The third mile is still basaltic soil, of fair quality to Lynch's Creek, which is crossed and followed down to the sections to be surveyed, and are now completed in the field. The scrub is dense in places, there being in wet places patches of horizontal;

otherwise the country is similar to that already described. The land (Crown) available to the west of the V.D.L. Company's Surrey Hills Block must exceed 6000 acres, all suitable for agricultural and pastoral purposes if brought under cultivation. It is all chocolate soil, and practically extends from Lynch's Creek on the south and nearly to the Wandie River on the north, the Arthur River being the boundary on the west and the V.D.L. Company on the east. The whole of this land is well watered by numerous creeks and watercourses. A road with a fair grade could be obtained to the track cut by the Public Works Department down the valley of the Arthur River, by following the creek down that crosses the north-western corner of J. Kelly's 100 acres, and adjoining Holloway's 100-acre lot. The main-road from Waratah to Wynyard, which is partly metalled, passes through the V.D.L. Company's land about 15 chains east of the lots surveyed there, and it would be of great advantage to both the settlers and the Government if the latter could only see its way clear to purchase the land between the Waratah-Wynyard road and the west boundary of the V.D.L. Company's land. The Government could then have the lots taken up by applicants fronting on this main thoroughfare; it would certainly lead to more settlement taking place in this part of the district.

Between the Heazlewood-road, from Waratah and Knole Plain, there are 3000 acres of good chocolate soil. It is covered with a growth of large beeches; the undergrowth sassafras, tree-ferns, cat-head, and blue ferns. This ground must sooner or later be applied for, either for agricultural or pastoral purposes. Knole Plain should also be a valuable asset to the Government, especially when settlers looking out for rough feeding country for cattle realise the possibilities of this plain for that purpose. What should be done with the native grass abounding on this plain is to burn it off as frequently as possible. Netherby is another plain growing our native grasses. This is east of Knole Plain, and portion of Hadfield Plain is south of the V.D.L. Company's south boundary. From Hadfield Plain south there is some fair basaltic soil falling into the valley of the Cue River, some of which has been selected and cultivated, with excellent results. The Cue flats make an excellent run for cattle, being fully 500 feet lower than the plains mentioned. South of this country, on the Huskisson and Wilson Rivers, there are patches, some of large extent, of good land; also on the Savage and Pieman Rivers. On the Magnet Range some good land exists, and on the high ground on each side of the creeks that form the head waters of the Ramsay River capital basaltic soil of some 2000 acres can be found. This is at the Wombat, about 7 miles from Waratah, in a southerly direction. All this high land is good for feed when cleared; *vide* the cleared land in the Parish of Parrawe.

Near Waratah there are about 2000 acres of good basaltic land, heavily timbered with beeches, &c. It is 2000 feet above sea-level.

Root crops do well, but cereals do not ripen well, while hay for fodder can be grown. Small fruits do well, but large fruits will not develop. The same can be said of the land at Parrawe; also of the land south of the V.D.L. Company's Surrey Hills block, and on the east side of the Emu Bay Railway. This agricultural land referred to is also excellent grass land when cleared, artificial grasses, such as English grasses and Italian rye and cocksfoot, growing most luxuriantly. Near Waratah the grasses keep green for about nine months out of the twelve.

Fruitgrowing, as we understand it, is not a success at a high elevation of, say, 2000 feet, but fruits like raspberries, strawberries, gooseberries, and currants do very well. In the vicinity of Corinna, on the banks of the Pieman River, apples and large fruits grow very well, although the land is certainly not of the best. This proves that when cleared land that we have looked upon as being of little value is certainly the ideal land for orchards, &c. A good deal of this kind of land could be found on the Pieman flats, as well as about 300 acres on the Savage River near its confluence with the Pieman River. The banks of this river are only about 50 feet or 100 feet above sea-level, the climate is mild, but the rainfall equals that of Zeehan or Waratah. The town of Corinna is inland from the sea coast about 12 miles.

Land suitable for the cultivation of artificial grasses.—On the west side of the V.D.L. Co.'s Surrey Hills block—between Deep Creek or Lynch's and the Wandie River—there is a good stretch of basaltic land covered with the native fine grass, which, when ploughed up and sown with artificial grasses—takes the place of the native grass in a couple of years or so. This land is of the same quality as the Surrey Hills block. Knole Plain and Netherby Plain are also similar to Surrey Hills land, and suitable for pastoral purposes. In the valley of the Cue River there are patches of land well adapted for the growing of artificial grasses. It is 500 feet lower than the Surrey Hills consequently much warmer and more conducive to quick growth. Land that years ago was covered with a dense scrub of horizontal bauera, &c., is now cleared, and the wood burnt off, and the English and other grasses are thriving well; this is especially the case at the Magnet Mine, and on Mt. Bischoff. It is frequently asserted that no matter how poor the land is on the West Coast, get it cleared, and owing to the heavy rainfall, grasses of different kinds will grow. Where camps have been put up near button-rush plains, and the rushes exterminated, artificial grasses have in a little time grown, seeds having been conveyed there by different means.

On the West Coast, between the Pieman River and the Arthur River, there are exceedingly good patches of land, but not large enough to found a settlement. These patches, if cleared, would grow artificial grasses well, besides in some cases being admirably adapted for fruitgrowing. This would apply specially to the val-

leys. Different native grasses grow well on this coast, and as there is always game about, it shows that it must be a good rough feed.

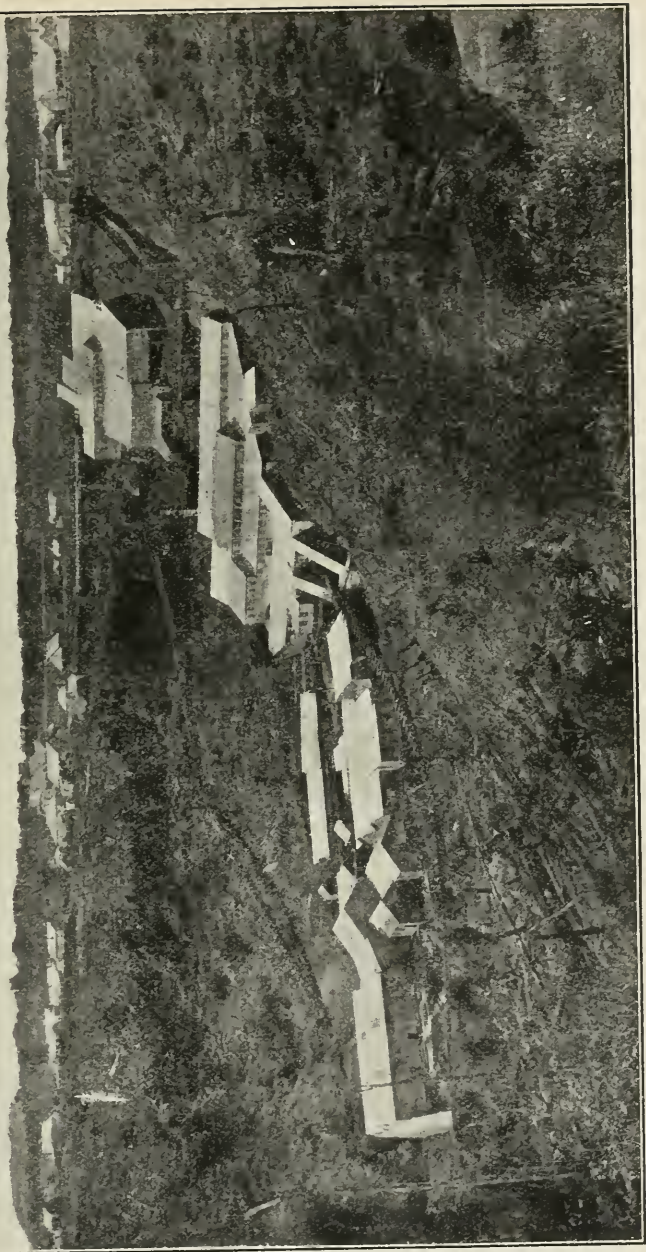
Mining.

The Mt. Bischoff Tin Mining Company Registered.—Capital £60,000, in 12,000 shares; paid up, £29,600; to June 30, 1910, 69,033 tons of tin ore had been won; dividends paid to October, 1912, £2,347,500, equal to £195 12s. 6d. per share. Head office, St. John-street, Launceston, H. Ritchie, manager. Mining works, Waratah; J. D. Millen, general mine manager. Smelting works, William-st., Launceston, F. B. Jackson, manager and metallurgical chemist. The Mt. Bischoff Tin Mine was discovered in 1871 by Mr. James Smith, of Westwood, Forth. A mile of railway connects the town with the mine, over which the crushing stuff and tin sand are conveyed to the batteries and dressing sheds by an 80-horsepower locomotive. There is an electric tram which conveys crush dirt to the mills, and an aerial ropeway of a capacity of 180 tons per hour. There are 115 head of stampers constantly at work. The average yield of ore per year is about 1300 tons. The Mt. Bischoff Extended Tin Mining Company, Registered.—Capital, £16,000, in 32,000 shares. Head office, 17 Queen-street, Melbourne. J. Ditchburn, manager. C. Lonsdale Smith, mine manager. The Mt. Cleveland Tin Mining Company, Whyte River.—Capital, £7500, in 65,000 shares. Head office, Devonport. P. O'Dea, manager. J. W. Crabb, mine manager. The Magnet Silver Mining Company, No Liability, in 40,000 shares. Head office, Launceston. G. Meredith, manager.

The Bischoff Extended Tin Mining Company, No Liability, which adjoins the Bischoff Company on the west, continues to put out from 10 to 15 tons of tin ore per month. It has only a 10-head battery, and this must curtail its work very much; a larger plant would, of course, mean a greater output.

The Magnet Mine keeps up its usual quantity of ore won. It was thought that with a lode from 50 to 70 feet wide a dividend would have been paid; but the contrary is the case, a call of 1s. per share having been made by the directors. At the Weir's Bischoff Surprise, with a small 7-head battery, Mr. Anthony Roberts is making the mine pay him well, having won about 24 tons during the last 12 months. This bears out the early reports upon this property.

The Cleveland Mine has some good tin ore in sight, and is keeping its 10-head battery constantly going. This is situated 11 miles from Waratah towards the Heazlewood. The Magnet (Victoria) Company has secured a large area of mineral-bearing land adjoining its consolidated lease, and the impression is gaining that it has struck something good after its many years' continued prospecting. May it be true. At the Heazlewood the Mt. Jasper Company is still prospecting, besides two other prospecting parties. At Mt.



DRESSING SHEDS, MT. BISCHOFF.

Farrell the mines keep working, but on a reduced scale. The Chester mines have had a good run to see if the ore there would concentrate; this has proved a success.

TIMBER BEDS.

At the Stanley and Whyte Rivers, and near the Pieman River, some very good patches of Huon pines, blackwoods, and gums can be found; also beeches. Fine large gums can be got near the Whyte River, 10 miles south-west of Waratah. The vicinity of the Magnet Range has a fine bed of gums and beeches. On the east side of Knole Plain there is a fine lot of gums, and on the west side of the forest is chiefly myrtles—or, properly, beeches.

COUNTY OF SOMERSET.

This county is one of the oldest settled districts, and contains 763,300 acres, of which 721,400 acres have been alienated. It is about 65 miles long by 40 miles wide across the centre, and extends from Little Swanport River on the south to the town of Evandale on the north, and from the eastern mountain chain westerly to Lakes Crescent, Sorell, and the Lake River. The lands of this county lie evenly, with the exception of the western portion, which comprises the most eastern peaks of the Great Western mountain system. It comprises a stretch of first-class basaltic land almost through the entire length of the county, including the well-known "Salt Pan Plains" and the Millbrook country, which latter has been justly noted for its excellence as a wheat-producing district. The bulk of the lands in this county constitute improved pastoral estates in their present condition; but they contain many thousands of acres of the best agricultural land in the State. They are admirably adapted to a general scheme of irrigation from the mountain lakes. If such a scheme were successfully introduced, the production of cereals, root crops, and pasture would be enormously increased. The magnificent flocks of stud sheep, which form a large item in the yearly export returns, and for which Tasmanian sheep-breeders have obtained such a high reputation throughout the Commonwealth, have come from the estates of this county. It is watered by the South Esk, the Elizabeth, the Macquarie, and the Lake Rivers, and intersected by the Main Line and Fingal railways, the main Hobart to Launceston road, the main road from Campbell Town to Fingal, the coach road from Campbell to Swansea (on the East Coast), and other well-kept homestead roads of less pretensions. It includes the old hamlets of Campbell Town and Ross, so well known in the old coaching days. A belt of coal measures skirts the foot of the mountain, and a seam of coal has been discovered, but there are no mining operations in progress. In this county is the Mt. Pleasant Estate, recently subdivided by the Government for closer settlement.

COUNTY OF WELLINGTON.

This county, which is one of the finest in Tasmania, includes the north-west corner of the island. It comprises 970,000 acres, of which 446,000 acres have been alienated from the Crown. It is bounded on the east by the River Emu, on the north by Bass Strait, on the west by the ocean, and on the south by the Arthur River, extending inland to include the north-western extremity of the Lake tableland. The great importance of this county from a selector's point of view may be gathered from the fact that there is still a large area of first-class land to be selected in Wellington. The greatest advance in selection has taken place in the vicinity of Duck River and along the extension of the Mt. Hicks, Calder, and Flowerdale roads. The actual settlement back from Wynyard alone extends over an area of 150,000 acres.

The County of Wellington offers special inducement to selectors. Large areas of good land remain unsold, and they are fairly accessible. The intending selector is recommended to turn his attention to the lands in the vicinity of Duck River, Brickmakers' Bay, and Trowutta.

The County of Wellington is now connected with the capital of the State by the Flowerdale railway extension, and with the West Coast by the Emu Bay Company's line, which borders its eastern boundary.

The area from the township of Somerset, on the Cam—4 miles from Burnie—to the Detention River, is under Mr. Windsor's care. It embraces half a million acres of land well settled upon, and about half of which is being improved. It is largely myrtle country, and although it is not on the whole as rich as the lands in Devon, yet it is well supporting thousands of settlers, and capable of finding profitable employment for double the number. The staple industries of this district are potato-growing, dairying, and other kinds of mixed farming. The township of Wynyard is the local market centre, but much of the produce is shipped from Burnie, 11 miles distant. A railway is now constructed to connect with Burnie terminus. Owing to the distance back to the Crown lands here, as in the cases of Ulverstone and Devonport, strangers unacquainted with the local conditions are counselled to turn their attention to improved farms in the first instance, rather than go into the back country, until they have gained knowledge of the methods of reducing the virgin forest to a profitable state.

Continuing westerly, the East Wellington district comes into prominent notice. It extends along the coast from Blythe to Somerset on the River Cam. It faces the commercial shipping port of Burnie—the most favoured open port for the other States of the Commonwealth. The land is similar to that described in Devon, being heavily timbered, thickly scrubbed, and generally of basaltic formation, which accounts for its richness. A man can

make a good living, and rear a family, on 50 acres of this land when cleared by mixed farming. The districts westerly from Devonport are not well suited to horticultural pursuits, but admirably adapted to dairying and root crops. This and the sister county of Devon have won a world-wide reputation for their excellence as potato fields.

Mr. District Surveyor K. M. Harrison, reports as follows on West Wellington survey district:—

In reply to your memo. requesting information of land suitable for emigrants:—

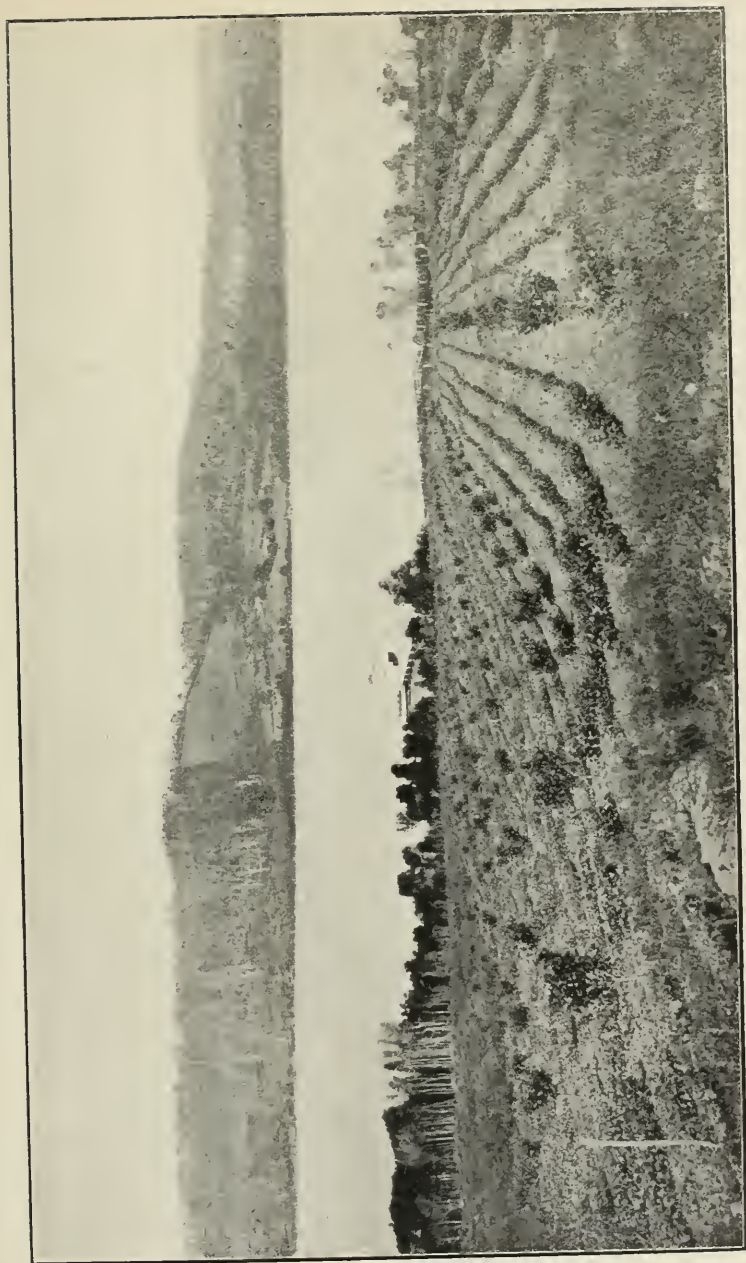
1. I would suggest the most suitable area in my district just at present is, perhaps, the Hunter's Island, which should be particularly favourable for a settlement of Scottish or other fishermen, who could combine fishing and grazing, and perhaps a little agriculture.

Three-Hummock Island consists of 23,000 acres, of which the greater portion is suitable for grazing. I understand the present lessee, Mr. James, runs up to 700 or 800 head of cattle on the island, of which a large number are fattened. The West Hunter is of about the same size, but contains a large amount of poor land, together with a good grazing country. The waters adjacent to the coast contain a plentiful supply of crayfish, and also scale fish of various kinds, whilst the northern part of the West Coast, as well as the adjacent islands, could be fished in suitable weather, and a ready market found in Melbourne, about 150 miles away. These islands are now largely frequented by vessels owned by Melbourne fishermen. An occasional whale would also be captured, as 37 washed ashore together on a neighbouring island recently. I have only been on Three-Hummock Island, and not more than a mile from the homestead, so cannot say very much as to the actual quality of the land, but I have been informed that Mr. Goddard reported on it on one occasion.

2. I would point out that all the best agricultural country, and land most suitable for artificial grasses, is situated at a prohibitive distance from good roads, and other conveniences, and as the colonial settlers are making no headway under such adverse circumstances, it can hardly be expected that emigrants, totally unacquainted with these hardships, are likely to prosper.

I would also mention that the land is very heavily timbered, and also very changeable in quality, and that very little is therefore known of a great deal of the country beyond the last lots selected, so it is impossible to state definitely what extent of good land exists.

3. Under the conditions referred to in the last paragraph, the most probable area of good land is west of the proposed railway to Balfour, north of and in the vicinity of the Arthur River. There is, I estimate, probably 15,000 or 20,000 acres of first and good second class land. The best of this is probably the alluvial flats



NURSERY, RIVER TAMAR.

on the Arthur, probably over 2000 acres, where I have just seen magnificent grass at Ekberg's Camp, on the route of the proposed Balfour railway, together with clovers, lucerne, and vegetables of all descriptions. It is about 120 feet above sea-level, subject to slight floods, and carries cathead fern, myrtle, treeferns, sassafras, and a little stringy-bark. Between this and MacKay's there is a good deal of first-class land— all the land along the track is of that description— and the country east, as far as Kay's and Fenton's, is probably first and second class, ranging up to 500 feet above sea-level, and probably fairly broken. The country on the west is broken, but of very good quality, suitable for grazing, and a little agriculture in the one or two places that I have seen. Just south-west of A. M. Lempriere's lot is a large swamp, and I have no doubt that a good deal of the flat that extends from that lot through to T. L. Ekberg's would require drainage. I think most of this land is good, but there are patches of inferior land through it. There is also some good land north-west of here, out west of Green's lot, but I cannot say of what extent; whilst the land on the south side of the Arthur is of good quality for some little distance. The nearest portion of this area is about 18 miles from Smithton by a nearly level road, of which two-thirds is almost impassable during a large portion of the year, the remainder being metalled. Generally speaking the land is timbered with myrtle, accompanied in various places by some of the following:—Stringy-bark, sassafras, titree, blackwood, leatherwood, manfern, cathead, black-fern, celery-top pine (a few) and horizontal scrub. About 3000 acres of the land in question is, however, applied for under saw-milling applications, and there is a good deal of valuable blackwood timber on the flats. The soil is either of volcanic or alluvial origin—the former being similar to the land in the adjoining parish of Trowutta.

4. In the Brickmakers' Bay district (Parishes of Peegra, Anderson, &c.), there is a considerable area of good land, but it is also badly served by roads. There are several thousand acres of first and second class land there, but it is too patchy to get a large area with adjoining lots. This is mostly of a good basaltic chocolate, densely timbered with myrtle and stringy-bark.

There are said to be large areas of good land in this vicinity, and southwards towards the Arthur, but I have been unable to find out anything definite about it. I might mention that very little of the agricultural land in my district exceeds 600 or 800 feet in altitude.

5. There are several small swamp propositions, somewhat similar to the Mowbray swamp, which will want cutting up before selection, but nearly all of them are either partly held under timber lease or contain good marketable blackwood, and are therefore out of the question until the timber has been removed.

6. In regard to land suitable for fruitgrowing, I could mention many thousands of acres about Christmas Hills, Montagu, Brick-

makers' Bay, &c., as well as some of the preceding areas, where fruitgrowing could be combined with mixed farming, but as this land is heavily timbered, and covered with dense scrub, it would be far more expensive than the more open lightly-timbered areas of Spreyton, Tamar, East Coast, &c.

Apart from this, however, Mr. Osborne, the fruit expert, expressed an opinion that some of the open plains were suitable for that purpose, and unless he altered his opinion upon closer inspection, there may be thousands of acres of land within easy distance of the settlements, and requiring little or no clearing, that could be utilised for the purpose.

7. In conclusion, I regret being unable to give very definite information about any large areas of suitable land for the reasons noted. Where the country is so dense, and selection has already extended so far beyond the old settlements, where there are practically no tracks leading back, and in fact no particular inducement for penetrating this heavy country, there is not likely to be very much reliable information available. Where the back settlers are already so hopelessly beyond communication, or of the possibility of prospering on their lots for many years, there is naturally no demand for good land, and therefore no inducement for exploration. I shall be pleased to give fuller particulars upon any points touched on, or upon any other matter, if required.

Mr. District Surveyor H. F. Miles, reports as follows on East Wellington and part of West Devon districts:—

The principal area of land suitable for growing pasture, and also in parts for agriculture, is in the Parish of Parrawe, where there is an area of probably 5000 acres suitable for these purposes.

In Takone an area exists of, roughly, 2000 acres, which is good second-class land, and well adapted for grazing, but is rather broken.

Yolla.—There are 2000 acres of land capable of being converted into pasture, some of high quality, but steep and broken.

I do not know of any areas in the county of Devon, suitable for either pastures or fruitgrowing. The remaining Crown land in this parish is of very poor quality.

Mr. District Surveyor F. E. Windsor, reports that in Central Wellington an area of about 300 acres north of L. R. Griffith, 150a. 1r. 5p., in the parish of Myalla, is suitable for fruitgrowing. About 700 acres in the northern portion of the Parish of Preolenna, between the Flowerdale and Inglis Rivers, are also suitable for this purpose.

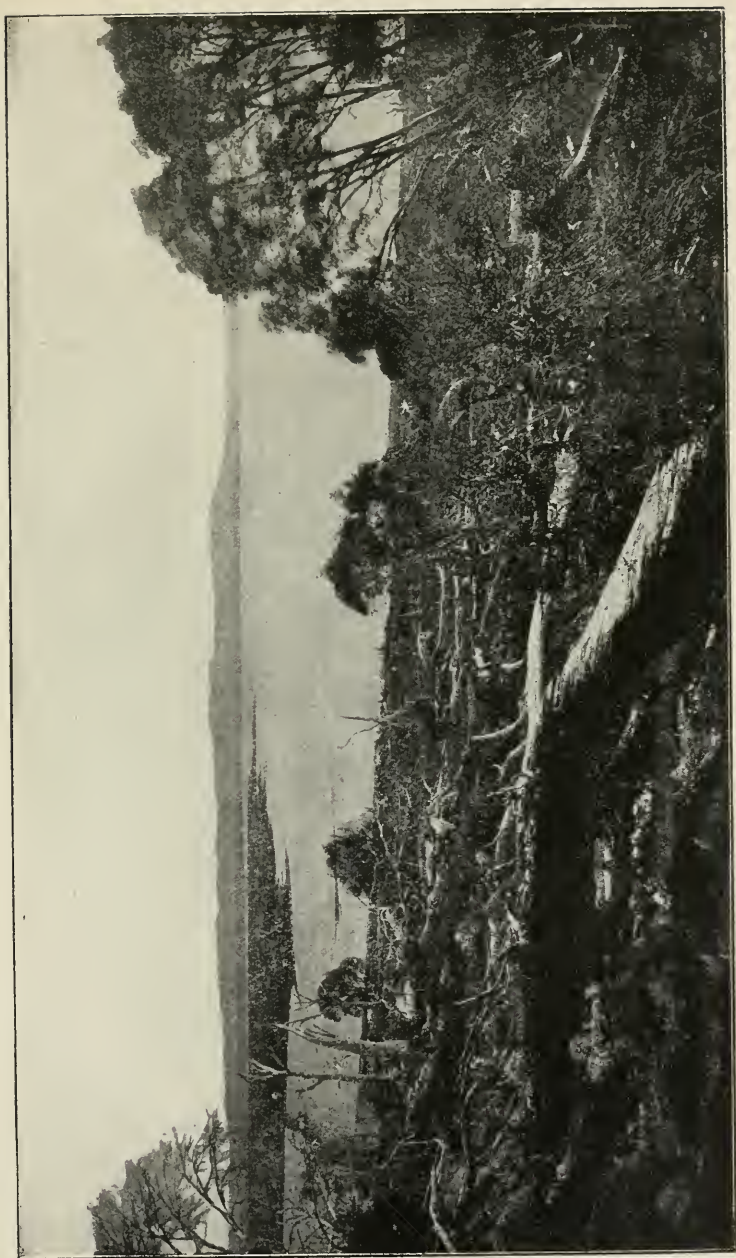
An area of about 3000 acres now temporarily reserved as being coal-bearing, is good agricultural land, and to the west and east of this area are about 4000 acres in the aggregate suitable for the growth of artificial grasses.

PRINCIPAL LAKES OF TASMANIA.

The principal lakes of Tasmania are the Great Lake, which covers an area of some 28,400 acres, with a shore line of 56 miles; Lake St. Clair, 9500 acres; Lake Echo, 7400 acres; Arthur Lakes, 9000 acres; Wood's Lake, 2500 acres; Lake Sorell, 12,000 acres; and Lake Crescent, 4000 acres; with scores of lakes of smaller dimensions. They form the source of the finest rivers in the island (with the exception of the Tamar), which flow in all directions, viz.:—Mersey, Forth, Leven, Pieman, King, Gordon, and Derwent. The lakes are situated in and towards the south-east end of the great basaltic tableland, which stretches away from the district of Bothwell north-westerly to Mt. Bischoff, are confined to a radius of about 30 miles, and command an elevation ranging from 2700 feet at Lake Sorell, to 3800 feet above sea-level at the Great Lake. Snow is prevalent in winter, especially at the higher altitude, which possesses a delightful and invigorating summer climate. These lakes are becoming well stocked with English and Californian trout, and form natural breeding-grounds for swans and wild ducks of various kinds.

The Great Lake, which is the most favoured resort of tourists, is accessible by vehicle from the railway-stations at Apsley, Parattah, and Tunbridge, and is distant 48 miles from the two first-named places, and $41\frac{1}{2}$ miles from the lastnamed. Lakes Sorell and Crescent lie along the lake routes, being 24 miles from Parattah and $13\frac{1}{2}$ miles from Tunbridge. A track has been cut and made available for vehicles from Deloraine to the Great Lake *en route* to Mt. Lyell for tourist and business purposes.

Lake St. Clair, from which the River Derwent takes its rise, is about 120 miles from Hobart by road, or 80 miles from the Macquarie Plains railway-station. It is about 9 miles in length by 2 miles in width, and stretches along the eastern base of Mt. Olympus, which rises in almost a sheer precipice to a height of 2000 feet above its surface, and in which the main spurs of Mt. Ida are reflected on the opposite side. It is fringed by a dense growth of various and beautiful mountain foliage, and is aptly designated "the Killarney of Tasmania." St. Clair is one of the deepest of the Tasmanian lakes, having a recorded depth of 550 feet. Little was known to the public of the bracing climate, the picturesque scenery, and other attractions which the Lake country offers to tourists, sportsmen, and those in search of health, nor were any facilities afforded to persons wishing to visit them, until within the last few years. They have been mainly brought into prominence by the Tasmanian Tourist Association, of which the Hon. Henry Dobson is president, with an executive committee which includes a number of official heads of departments and others who take a special interest in the movement, in conjunction with



SPLIT ROCK. GREAT LAKE.

the establishment in Hobart of a branch office of the world-renowned tourist firm of Cook & Sons. Accommodation-cottages are now erected at the Great Lake and Lake St. Clair, and there is a boarding-house at Lake Screll. Horses and vehicles are obtainable on hire for the journey to the lakes at Tunbridge, Parattah, Bothwell, and Hamilton. Full particulars of terms and arrangements are gratuitously supplied by the Secretary to the Tasmanian Tourist Association, Hobart.



Moonlight on the Great Lake.

PRINCIPAL ISLANDS OF TASMANIA.

FURNEAUX GROUP.

The Furneaux Group of islands, of which the largest are Flinders, containing about 513,000 acres, Cape Barren, 110,000 acres, and Clarke Island, 28,000 acres, is situated in Bass Strait, off the north-east corner of the mainland, from which it is separated by Banks Strait, about 15 miles across in the narrowest place. It lies in almost a direct line between Cape Portland and Wilson's Promontory, and forms one of the links that remain of the mountain system which undoubtedly at one time connected Tasmania with the Continent of Australia. The formation of this group is almost exclusively granitic and Tertiary, with metamorphic schists and sandstones in places. Tin has been discovered on each of these islands, but not in payable quantity.

Clarke Island is leased as a sheep-run, for which it is best adapted. Cape Barren Island, as the name suggests, is broken, rough, and the soil of poor quality. Some 4000 acres across the western end have been set aside as a reserve for the use of half-caste inhabitants.

Selection under "The Crown Lands Act," until recently has been practically confined to the western border of Flinders Island, where about 10,000 acres have been taken up and are being improved. During the years 1909 and 1910 much of the useful land on Flinders Island was selected, and may now be said to be on its trial.

Some of the smaller islands are exceedingly fertile, notably Great Dog, Green, Kangaroo, and Preservation Islands. The sooty petrels (*Puffinus tenuirostris*), better known as mutton-birds, abound, and are the principal means of support to the native islanders. The young birds are captured in their holes by night in hundreds during the month of March. They yield up large quantities of pure oil, and are then pickled for the outside market. Wild ducks are plentiful, and swans and Cape Barren geese are obtainable. Chappel, Babel, Storehouse, Forsyth, or Penguin Islands, and part of Little Green Island, are reserved as "rookeries" or breeding-grounds for the mutton-birds.

From the position of these islands, the richness of the soil, and the temperature of the climate for which the latitude, the low elevation, and local salt-water currents are responsible—they are peculiarly adapted to the production of vegetables of every description during the winter months when they are unobtainable on the mainland of Tasmania, and would therefore command a high price. The question therefore suggests itself whether a profitable trade in early vegetables could not be opened up in conjunction with the fishing industry. The distance from populous centres, of course,

presents a difficulty that would have to be taken into account. It is of importance to note that these islands lie in the direct routes between Hobart and Melbourne, and between Launceston and Sydney; they are therefore conveniently situated for trading.

There are considerable areas of good land in patches of a few hundred acres about the eastern and central portions of the island, particularly between Brougham, Sugarloaf, and the Patriarchs. These areas consist of open cutting-grass tussock flats or mixed tussocks and grass-tree land, having a dark sandy surface soil from 3 to 6 inches deep, then 6 to 12 inches of sand, with a clay bottom from 1 to 2 feet from the surface. This class of land is partially submerged during the rainy season, and is completely dry for a few months in the autumn. The value of this land will no doubt be demonstrated during the next year or two by the incoming settlers, who have acquired considerable areas of similar country, together with the apparently richer lagoon lands.

Mr. District Surveyor Montgomery reports as follows:—

LANDS SUITABLE FOR SELECTION.

Of the Crown lands, there is nothing fresh to report. At Flinders Island the large area of grass-tree land is beginning to attract some attention, and I have received several enquiries for the result of soil analysis taken some years ago. So far little can be said of this class of country, as it has not yet been fairly tested by actual experiment. The area, however, is considerable, and the land could be brought under cultivation at a comparatively low cost, and I hope to be able to furnish a special report in a few months' time dealing with this land.

RAINFALL.

No official record is kept at Flinders Island; but at Goose Island, about 15 miles away, the record shows 79 inches per annum. This plentiful water-supply does not appear to obtain on Flinders Island, as the settlers frequently complain of the scanty rainfall, and they estimate the annual fall at about 20 inches. This comparatively low estimate may be due to the rapid absorption of water during the summer months, owing to the sandy nature of the soil. The fact remains, however, that the island is not so well watered as could be wished, and the water in several creeks and lagoons is brackish, and unfit for drinking.

HUNTER GROUP.

These islands lie near the Tasmanian coast, between Woolnorth and King Island. The group includes Robbin's Island, 24,450 acres; Walker Island, 1720 acres; Trefoil Island, 255 acres; Barren Island, 21,000 acres; Three-Hummock Island, 23,000 acres;

Perkins Island, 2600 acres; with the small islands of Albatross, Steep, Stack, Kangaroo, and Petrel, containing collectively about 1300 acres. The first three islands named have been granted to the Van Diemen's Land Company, and comprise a small proportion of fair land, Trefoil being exceptionally good. The most of the other islands are leased from the Crown for pastoral purposes at low rentals. Only a small proportion is suited to cultivation.

MARIA ISLAND.

Maria Island, so named by Tasman, the enterprising navigator, in the year 1642, forms a prominent feature on the east coast of the mainland, with which its principal place of communication is Triabunna, 9 miles distant by boat. It was used as a penal settlement in the forties, of which there are still many signs remaining. It covers an area of 24,000 acres. It presents a bold and rugged aspect along the north-east shore, the highest point, called Mt. Maria, rising to an altitude of 2329 feet in about $1\frac{1}{2}$ miles. The best land, which was included in the old settlement, extends from Port Darlington at the extreme north of the island southerly along the western shore, and comprises about 1500 acres, 500 of which have been sold to the directors of the Maria Island Company, and about 4000 acres purchased under "The Crown Lands Act" by selectors. A large proportion of the land purchased and applied for was at one time cleared and cultivated, and included a hop plantation. At present some 12,000 acres are leased for pastoral purposes.

The peaks of Mt. Maria are composed of grey granite rock, whilst the north-east corner of the island exposes immense masses of fossiliferous limestone, giving place along the western shore to diabasic greenstone, or trap and sandstone rock towards the southern end, which is of a sandy and worthless description. Tin, gold, and silver are said to have been discovered, but in small quantities.

Practically the whole of the island is now available for settlement. About 5300 acres have been selected.

BRUNY ISLAND

(North and South) forms the eastern shore of D'Entrecasteaux Channel. The island extends northerly from Bruny Head, off Southport, to the estuary of the Derwent, which is distant 13 miles from Hobart. It is of very irregular shape, and connected by a very narrow neck or isthmus at Adventure Bay. It comprises a total area of 90,000 acres, of which 28,000 have been alienated. Of the portion remaining there is some good heavily-timbered and scrub land in the neighbourhood of Little Taylor's Bay, South Bruny; but settlement thereon is hampered by the want of direct communication with a market, although steamers pass daily through the Channel to and from the capital. It is of igneous origin, in

which greenstone predominates. Portions of the north-west of South Bruny, and the extreme south and north of North Bruny, are of Tertiary formation, in which anthracite coal has been discovered, but so far has not been turned to profitable account.

Orchards are being planted out at Daniel's Bay, South Bruny, where a comfortable boarding-house ("Thelma") has been established under the capable management of Mrs. G. E. Propsting, from whence excursions may be made to Cloudy Bay, with its clouds of mist caused by the breaking of the heavy surf upon its rocky shore; Cloudy Lagoon; Adventure Bay, with a sandy beach some 6 or 7 miles in length, and celebrated for the variety of marine shells to be found there, and the lighthouse at Bruny Head, from which may be obtained a beautiful and extensive view of ocean and distant mountain. Bream-fishing can be had in a large creek flowing into Cloudy Lagoon, and Daniel's and Taylor's bays abound in fish of all kinds.

Information as to Crown lands available will be found under the heading of County of Buckingham. (See Mr. Radcliff's report.)

SCHOUTEN ISLAND,

which lies to the south of Freycinet Peninsula, off Little Swanport, is unfit for cultivation, but sound and otherwise suitable for depasturing sheep. The greatest drawback experienced in working this island is the inconvenience of boating the stock to and from it. It comprises 8500 acres of more or less stony country.

THE MACQUARIE GROUP.

This group is situated in the South Pacific Ocean, in latitude 54° 50' south, and in longitude 159° east, distant from New Zealand in a south-westerly direction about 600 miles. It was originally discovered in 1811 by some adventurers from New South Wales in prosecution of seal-fishing. It comprises Macquarie Island, about 18 miles in length by 5 miles in breadth; Bishop and Clerk, 30 miles to the south; and Judge and Clerk, 7 miles to the north of Macquarie Island. It is low-lying, with not a stick of timber anywhere to be found, and has been worked for years as a birding and sealing ground by authority of the New Zealand Government, under the belief that it was a dependency of that Dominion, but more recently under licence from this State. This licence has been discontinued, and the killing of these birds absolutely prohibited. The other islands are of less importance, but used for similar purposes.

See page 184 for King Island.

OBSERVATIONS ON THE SETTLEMENT ON CROWN LANDS IN TASMANIA.

CLASSIFICATION OF LAND.

Under the provisions of "The Crown Lands Act, 1911," (2 Geo. V. No. 64), the Crown lands of Tasmania are divided into two classes—(1) town lands and (2) rural lands. The former comprise lands within the boundaries of any city, town, or town reserve, and within a distance of 5 miles of any city. Rural lands comprise (*a*) first-class agricultural land; (*b*) second-class lands; and (*c*) third-class land. Town lands can only be purchased at auction, or, if after having been offered at auction and not sold, by private contract, within one year after the auction sale. Rural lands may be purchased at auction, or may be selected for purchase privately.

SELECTION.

Any person of 18 years of age and upwards may select an area not exceeding 200 acres of first-class agricultural land, 300 acres of second-class agricultural land, and 600 acres of third-class land, provided he does not already hold land on credit under any previous Act, or has not purchased the maximum area allowed under the present Act. A person who has become a purchaser under this Act of less than the maximum area is allowed to make a further selection of not more than two lots, provided that the maximum area allowed for each class of land is not exceeded.

SURVEY FEES.

In order to make the payments during the first year of purchase as light as possible, the Lands Department advances to the selector four-fifths of the amount of fee necessary for the survey of first-class land, to which is added 2s. 6d. in the pound interest; the selector pays one-fifth in cash and the balance by four equal annual payments. After purchase the selector may pay off the balance of survey fee if he chooses, in which case a rebate is allowed in the interest added, in proportion to the unexpired term of the four years' credit given. For all second and third class lands offered at auction full survey fee must be paid. This sum is added to the upset price, and the purchaser is required to pay the survey fee and grant fee at the time of sale, as well as the deposit, unless he originally paid the fee for the survey of the land, in which case it is remitted. If a person is outbid for the land put up under his application, and for which he paid fee for survey, the amount of

survey fee is refunded to him on application being made to the Lands Department.

TERMS OF PURCHASE.

The price of first-class agricultural land is not less than £1 per acre, with one-third of that price added as a premium for credit, which extends over a period of 18 years, the payments being as follow:—A cash deposit of 2d. an acre at the time of sale, an instalment of 3d. an acre for each of the two following years, 1s. an acre annually for the next four years, 1s. 6d. an acre for the next four years, and 2s. per acre for the remaining eight years. For second-class land 10s. an acre is the minimum price, with one-third added for credit, the period of which is 14 years. If the land selected is valued at 10s. per acre the following is the scale of payments:—Cash at time of sale, 4d. an acre; first and second years, 6d. an acre; and for the remaining 12 years, 1s. per acre. For third-class land the price is not less than 5s. an acre; one-third added for credit, which extends over 14 years. If the land selected is valued at 5s. per acre the following is the scale of payments. The first payment is a cash deposit of 2d. an acre at time of sale, two annual instalments of 3d. an acre, and 6d. an acre annually for the remaining 12 years.

HOMESTEAD AREAS.

Any person of the full age of 18 years or over who has not previously purchased land in Tasmania may make a selection of an area of rural land not exceeding 50 acres, at £1 per acre, with one-third added for credit.

The selector of a homestead area pays a cash deposit of 2d. per acre at time of sale, but pays nothing more towards the purchase-money until the fourth year, when the payments for that and fifth year are at the rate of 10d. an acre, and for the remaining 14 years an annual payment of 2s. an acre. The period of credit is thus 18 years, and during the first three years the land is held without payment, except the small deposit at time of sale, and the annual instalments of survey fee, which in the case of 50 acres amounts to 18s. each.

MINING AREAS.

A "Mining Area" under "The Crown Lands Act" comprises land in the vicinity of a mining field, and which is specially proclaimed a mining area. The land so proclaimed may be selected as first-class agricultural land, not exceeding 100 acres, on the terms provided for the purchase of these lands.

CONDITIONS OF RESIDENCE.

Upon all first-class land selected or purchased under the present Act habitual residence is necessary for five years, commencing four

years after date of purchase, and shall be continuous; but on land within a mining area the period of residence is three years. In both cases this may be complied with by the selector himself, or some member of his family, or some one employed by him or on his behalf.

IMPROVEMENTS.

All town lands purchased on credit must be improved to the value of a sum at least equal to the sale price of the land; so that if the land is bought for £15, add one-third for credit, making the price £20; then the purchaser must effect substantial improvements to the value of £20 before he can get a grant for the land.

Upon first-class agricultural lands the selector must expend a sum of not less than 2s. 6d. an acre of the whole area every year for the first eight years, and when he has expended £1 per acre in substantial improvements on the land, and complied with the conditions of residence, he may pay off the balance of purchase-money if he chooses, and obtain the grant deed.

By paying off before the expiration of the period of credit all selectors obtain a rebate of the added premium in proportion to the unexpired period of credit.

Second-class and third-class lands must be likewise improved to the value of at least 1s. an acre per annum for the first five years before the selector can pay up and obtain his grant deed. No residence is necessary on second or third class land.

Improvements on all lands must be of a substantial nature, and include dams, wells, cultivation, fences, clearing, or draining of land, the erection of a habitable dwelling, or farm, or other buildings upon and permanently attached to the soil of such land.

MODE OF SELECTION.

When the intending selector has decided in which part of Tasmania he will make his choice of land—to assist him in doing which he will obtain ready assistance from the district surveyors or from the officers of the Crown Lands Office—he must fill in a form of application obtainable from the various post and police offices throughout the State, from any bailiff of Crown lands or district surveyor, and at the Crown Lands Office, Hobart, and Lands Branch Office, Launceston.

Having described the position of the land as accurately as possible with reference to some fixed point, the applicant then forwards the form, with the fee of 1s. (stamps will not be received in payment), addressed to the Commissioner of Crown Lands or to the Secretary for Lands, Hobart. The application is then considered in the order of its priority, and if approved by the Department, the applicant is called upon to pay in cash one-fifth of the prescribed survey fee, on receipt of which instructions are issued to a surveyor to mark off the land.

The surveyor is required to notify the applicant to attend while survey is being made, and it is most desirable that the selector be present; but if he cannot attend personally he should be represented by some one else. If through any error on the part of the selector in describing the land, or by neglect in not attending to point out the same to the surveyor, he does not get the land he wants, he would have to bear the expense of another survey to obtain an alteration.

The land having been surveyed, and plan furnished to the Surveyor-General, if it is found that the land is not reported as likely to contain minerals or timber of commercial value, and if the Com-



Clearing the Land.

missioner of Crown Lands sees no public reason to object to the sale, the applicant is called upon to pay deposit, and on payment a contract of sale is mutually entered into. The selector then becomes a purchaser, and one year from the date of payment of deposit the first instalment becomes due, also the next payment of part of survey-fee, as it will be remembered that the selector has only paid one-fifth of the amount up to this time. The balance of survey-fee is divided into four payments, to be made annually when the first four instalments of purchase-money fall due.

CLEARING LAND.

The methods employed to clear land covered with heavy, dense scrubs such as prevail on the rich agricultural lands of the North Coast, the Huon, Kent, and other important districts—have under-

gone material changes since the hardy pioneer settlers of Devon entered upon that undertaking over 60 years ago. Progress in settlement was much retarded by reason of the very large amount of labour expended in grubbing and clearing the land for the plough during the first year. This would, indeed, be a costly undertaking, and, even with the improved machinery and labour-saving appliances which have been introduced in the interim; but it was a much more serious matter formerly, representing from £6 to £15 per acre. Experience has shown the fallacy of the old system, which involved the waste of so much labour and capital, and that a ready and cheap system, which only requires that bush land be brought into use in a comparatively rough condition in the first instance, is the most economical and satisfactory to the settler, be he possessed of ample capital or only of small means. It will be readily understood that although the principle is sound, it will be found necessary, in applying it, to vary the practice to suit local conditions.

In a general way—where practicable—it will be found most advantageous to have the large trees ringed for at least three years before the scrub is felled, in order that the dried bark, brush, and small limbs may fall to the ground and be demolished with the first scrub fire, thus saving after trouble in collecting and disposing of them by hand-made fires. Scrubbing is generally carried on during the months of September, October, and November, for firing in March, which is the month authorised for lighting bush fires. If the scrub be light—of the “whipstick” or dogwood kind—a good “burn-off” is almost a certainty under ordinary care, after which a sowing of grain or potatoes may be “chipped in” with the hoe; but the process is a tedious one. Should, however, any material quantity of *debris* remain on the ground after the general fire has swept over it, grass-seed should be sown immediately to catch the first autumn rains, thus preparing the way for a serviceable growth of young grass before the winter sets in. The grasses most in favour are the cocksfoot, English and Italian rye, prairie grass, and white clover, of which the firstnamed is almost universally preferred on account of its hardy nature and the quantity of fodder it produces, together with the fact that it is less susceptible to the ravages of the caterpillar, and retains its verdure throughout the summer.

It will be understood, from the method roughly outlined in the foregoing remarks, that some small return may be anticipated from bush land the first year, under ordinary circumstances. It may then remain for a few years—the exact time being determined by the quantity of grass it produces—when all smaller timber lying on the ground should be thrown together in heaps and burnt, to prepare for the plough, the settler having, it is considered, had some return for his small outlay in labour or capital, as the case may be. The average return for a crop of potatoes may vary from £5 to £20 per acre, and the first cost of scrubbing the land out, from 8s. to 25s. per acre.



1. Lincoln Sheep. 2. Leicester Ewe and Lamb.
3. Shropshire Sheep.

At the present time there are thousands of acres of virgin forest land in Tasmania that might be profitably converted into dairy and other farms with the facilities now available for prosecuting farming and kindred industries.

COUNTY OF WESTMORLAND.

This county comprises 767,300 acres, of which 410,730 acres have been alienated. It is situated in the centre of the island, and extends from Woods' Lake on the south to the Meander River on the north, and from the Lake River on the east to the Mersey River on the west. The south-western portion of this county contains the northern extremity of the Lake plateau, in which lakes are very numerous. They are specially referred to elsewhere in this edition of the "Guide" under that heading (page 94). This division of the county is utilised exclusively as bush-runs for sheep and cattle, and depastures a large number of stock. Although the elevation is considerable (about 4000 feet above the level of the sea), and the winter climate therefore severe, yet where the marshes have been drained the stock maintain a healthy condition, and thrive all the year round on the native grasses. These lands can never be profitably utilised for graingrowing, but they are admirably adapted to the growth of English grasses and root crops. The Great Western Mountain chain crosses this county in a north-westerly direction, of which the Ironstone Mountain, 4736 feet above the sea, is the highest point. A large area of the best agricultural lands in the State is contained in the north-eastern portion of this county, which includes also the towns of Longford, Carrick, Westbury, Deloraine, and Chudleigh, with small villages besides. They all enjoy the advantages of railway communication with the cities, which are largely supported by the grain and fat stock produced in this district. The Crown lands available for selection at moderate elevations lie along the northern flank of the mountain range; and consist of rough, rocky, steep country, covered with heavy scrub. Only small patches in the gullies are ever likely to be selected for cultivation. The best portions are in the vicinity of the Dry and Quamby Bluffs and about the head waters of the Meander River.

In this county is situate the Cheshunt Estate, which the Government purchased in 1907 and subdivided for closer settlement.

CHUDLEIGH CAVES.

The Chudleigh Caves, which are situated in this county, form the grandest and most extensive scenery of its kind yet discovered in Tasmania, situated about 6 miles westerly from Chudleigh, and about 3 miles from the western terminus of the Chudleigh railway at Mole Creek.

FARMING INDUSTRIES.

Butter factories, some of which are worked in conjunction with bacon factories, are established at Circular Head, Wynyard, Emu Bay, Scottsdale, and other places, with numerous creameries throughout the island. The majority are run on co-operative lines, and have not only proved of direct benefit to the persons immediately connected with them, but directly and indirectly to the whole of the community, by raising the quality of butter to a standard of perfection hitherto unknown in the market. Some of the factories have paid as much as £10 per cent. profit, in addition to returning a bonus to those supplying the material. The Tasmanian Storage Company in Launceston mainly draws its supplies from the creameries along the Western, Fingal, and Scottsdale railway-lines respectively.

The importance which the industrial factories referred to represent in the development of new agricultural districts which are unprovided with roads for heavy traffic, can only be realised by those possessing a practical knowledge of their working.

YIELDS AND LIVESTOCK.

The following returns, compiled from statistics furnished by the Government Statistician, will convey at a glance the extent of the agricultural and pastoral industries in Tasmania.



Cattle at Gunn's Plains.

Particulars of Values of Agricultural and Pastoral Produce for
the Years 1911-12 and 1912-13.

	1911-1912	1912-1913
<i>Agricultural Produce—</i>	£	£
Wheat	115,433	115,557
Barley	35,287	49,099
Oats	231,954	263,347
Other Cereals	80,161	89,482
Potatoes	543,935	435,390
Other Root Crops	91,752	67,098
Hay	376,894	549,237
Straw	63,271	85,062
Other Forage	94,105	82,382
Hops	70,532	104,031
Apples	263,540	316,189
Pears	20,105	29,909
Apricots	11,206	18,691
Other Fruits... ..	45,396	21,194
Other Garden and Orchard Produce ... }		
Total Agricultural Produce ...	2,043,581	2,226,668
<i>Pastoral Produce—</i>		
Milk, Butter, and Cheese	426,525	451,200
Value of surplus Stock produced—		
Cattle	240,900	244,399
Sheep	172,575	220,004
Pigs	84,240	61,440
Horses	37,500	39,636
Wool exported and consumed locally ...	469,100	509,484
Live Stock exported	59,106	60,552
Total Pastoral Produce	1,429,946	1,586,715
Grand Total	3,473,527	3,813,383
Grand Total per Head of Population	17·95	19·34
Agricultural Produce ditto... ..	10·56	11·29
Pastoral Produce ditto	7·39	8·05

FRUITGROWING, &c.

This industry is rapidly growing, and now ranks amongst the principal industries of the State. The export of apples for the year 1914 will amount to about 2,000,000 bushels, at a total value of £400,000.

The soil and climate of many parts of Tasmania are admirably suited to the production of all kinds of English fruits, which attain

perfection, and when well manured are admittedly superior in flavour to those grown on the mainland of Australia. It is found that the land best suited to apple-growing in this State is a light loam, having a clay subsoil, which yields, under a proper system of cultivation, large crops of fine fruit, in many cases exceeding 500 bushels to the acre.

The forests of Tasmania afford practically an unlimited supply of material for fruit-cases, and the magnificent harbour of Hobart affords excellent facilities for shipping fruit. The fine steamers of the Peninsular and Oriental, Orient, White Star, and other companies call annually at Hobart during the months February to April, for apples and pears for London and other European ports, which arrive when the markets are bare, and thus command a ready sale at remunerative prices.

The fruit industry continues to support hundreds of families, and to be one of great and growing importance to Tasmania, and is chiefly responsible for Hobart being made a port of call by the lines of steamers mentioned, and, occasionally, the fine steamers of the Aberdeen White Star line. It may be seen from the published statistics of Tasmania, that during the year 1910-11 the quantity of apples and pears produced was 1,463,906 bushels, of an estimated value of £256,184; and there were also 17,595,065 lbs. of jams, jellies, preserved fruits (including pulp), &c., with an estimated value of £202,169. Most of the above fruit, jams, &c., was exported to the colonial and Home markets.

Hop-culture is principally confined to the southern districts of Tasmania. The industry may be largely extended in the future, owing to the fact that irrigation is an essential factor to success, and that the lower country soils, which are admirably adapted to the growth of hops, may be readily brought under the influence of irrigation from the vast water supply of the Lake country, which is confined to the high altitudes of the State.

The production of hops during the year 1913, from 1247 acres of land, was 1,920,583 lb., with an estimated value of £110,954.

Access to market from the settled portions of the State is obtained by a general system of railways, consisting of some 680 miles, by macadamised roads, and by water-carriage.

In order to show what may be done in a comparatively short space of time in the production of fruit, it may be mentioned that Messrs. H. Jones & Co., of Hobart, purchased privately about twelve years ago some 6000 acres of land near Triabunna at £1 per acre; they have now 260 acres of this area in orchard, and estimate the crop for this season to be not less than 25,000 bushels. When in full bearing the crop will be much greater.

Previous to the land being used for fruitgrowing, there was only a shepherd employed, now 20 families are living on the estate, with a population of about 100 persons, with 50 to 60 more in the fruit-picking season.

This property is now probably worth not less than £25,000.

Another case is that of an orchard planted out by Mr. Robert Harvey, of Port Cygnet. About six years ago he selected about 700 acres of third-class Crown land near Deep Bay, cleared and planted out 80 acres at a cost of about £25 per acre. He has now sold the property to a Canadian for £7500.

CLOSER SETTLEMENT IN TASMANIA.

“The Closer Settlement Act” of 1913, provides for the purchase, by agreement, of private land in any part of Tasmania for Closer Settlement, and also for the disposal of any unoccupied Crown land for the same purpose: also makes provision for the compulsory acquisition of land for closer settlement.

The personnel of the Closer Settlements Board is as follows:—

Mr. Philip Perry (Chairman); Mr. G. C. Rudge, and Mr. A. H. Burbury. Messrs. Rudge and Burbury are assessors under “The Assessment Act” of the State.

The following properties have so far been purchased by the Government, on the recommendation of the Board, during the past five years:—Cheshunt Estate, in the vicinity of Deloraine, comprising 13,397 acres, has been subdivided into 61 farms; Mt. Pleasant Estate, at York Plains, comprising 11,780 acres, subdivided into 26 farms; Isandula Estate, in the vicinity of Ulverstone, comprising 794 acres, subdivided into 12 blocks; Brinktop Estate, comprising 2526 acres, in the Sorell district, subdivided into seven blocks; and Frogmore Estate, near Sorell, comprising 1363 acres, subdivided into nine allotments. Woolmers, 6147 acres, subdivided into 11 lots; and Branxholm Estate, 900 acres, subdivided into six lots; also Hillhouse, 2845 acres, subdivided into 12 lots; also Formosa, 7800 acres, divided into 12 farms. Practically the whole of these areas are now held under lease.

In addition to these properties an area of approximately 11,000 acres of Crown land in the Scottsdale district has been brought under the operation of “The Closer Settlement Act,” and has been subdivided into 70 lots. Only a few lots are unoccupied, and it is assumed that these will be disposed of shortly, as numerous enquiries for this class of land are received by the Department.

The following particulars as to the provisions of the Act will afford useful information to intending applicants:—

Lands to be subdivided for closer settlement are cut up into farm allotments of a suitable size—and not exceeding a capital value of £4000, exclusive of buildings—and disposed of by way of lease for 99 years. The capital value of each allotment is fixed by the Closer Settlements Board. On the areas subdivided up to the present a rental of not more than 4½ per centum per annum on the capital value of the land has been charged, but the Act fixes

the maximum rental at 5 per centum. The rental is payable half-yearly.

Although, in the first place, a 99 years' lease is issued for each allotment, a lessee may, after his lease has been in force 10 years, acquire and purchase the land leased to him, provided he does not then hold land (exclusive of the land leased) of a value exceeding £1500; and that he has complied with the terms and conditions imposed by the Act, the regulations, and his lease. At the expiration of five years from the date of lease, a lessee may dispose of his interest to any eligible person, the consent of the Board being first obtained.

Persons who apply for land under the Act must not be less than 18 years of age, and applicants who are landless have preference over those who are not. A person is deemed landless if at the time of his application he does not hold under any tenure such area of land as, in the opinion of the Board, is sufficient for the maintenance of himself and family. In the case of the husband or wife, if either of them is not landless, neither of them shall be deemed to be landless.

An application may comprise more allotments than one, but no applicant is entitled to more than one allotment.

The method adopted for disposing of the allotments is as follows:—The lots are numbered, capital values and rental fixed, and applications invited—to be sent in on or before a day appointed—for the various allotments. When more than one allotment is applied for, the applicant must place the numbers of the lots in order of choice in first column of application form. A deposit must accompany application, equal to one half-year's rent on the land applied for, together with the sum of One Guinea to defray the cost of the lease. If an application is for more than one allotment it shall be sufficient if the deposit is equal to the half-year's rent of the allotment the rent of which is highest. If an applicant is unsuccessful, his deposit is returned to him. If there is only one application for any allotment the applicant is entitled to that lot (provided he is considered eligible by the Board), and his application shall be void as to other allotments. In cases where there are several applications for the same allotment, and all are equally eligible, then the lease will be disposed of by ballot. There are always allotments available under "The Closer Settlement Act," owing to forfeiture of leases for non-compliance with the law and other causes, and full particulars as to area, rental, &c., of such lots will be furnished to intending applicants. Applications for these allotments will be considered by the Board at any time.

Under "The Closer Settlement Act" provision is made for advances to lessees, in aid of the cost of draining, erecting buildings upon, or otherwise improving the allotments; the total advance to any one lessee not exceeding one-fifth of the capital value of the lessee's allotment, nor pound for pound of the sum expended by

him in fencing and buildings, &c. Advances are to be repaid, together with interest thereon at the rate of £5 per centum per annum, in equal half-yearly instalments. It is probable that there will always be farms to let under this Act, and correspondence from intending settlers is invited, addressed to the Secretary of the Closer Settlements Board, Lands Office, Hobart, Tasmania.

A new feature was introduced into the Act of 1913 by which a group of not less than three persons may apply to the Board to purchase a property, giving an undertaking that if the property is purchased they will lease farms. If the proposition is considered suitable the Board may recommend the Government to purchase the property.



Woolmers, Longford.

STOCK-BREEDING.

By T. A. TABART, Chief Inspector of Stock.

In introducing the subject of stockbreeding into the "Crown Lands Guide," the perusal of which will demonstrate to readers the satisfactory results which have been obtained in this State from the breeding of high-class stock, it is important to impress upon those interested or likely to embrace this profitable occupation, that Tasmania has climatic conditions not to be surpassed in



Hereford Cattle.

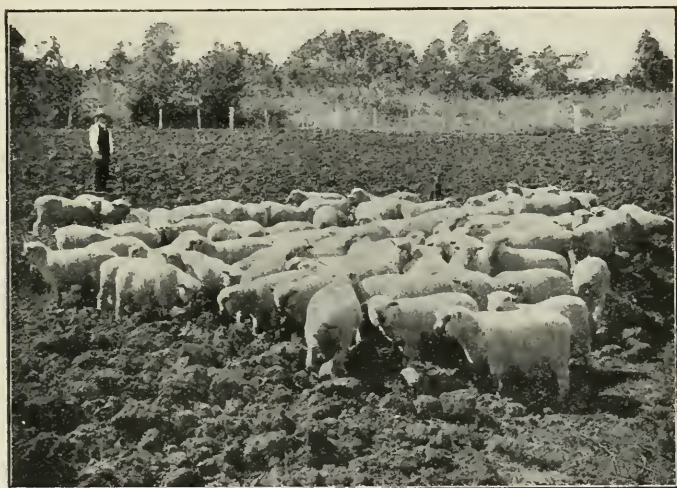
the Southern Hemisphere for the raising of stud sheep, cattle, horses, and pigs, and, as a consequence, these are sought after by other States, which are always open to receive animals with vigorous and robust constitutions to maintain the standard of their flocks and herds by the infusion of fresh and invigorating blood.

Producers in our favoured State are not faced with the frequently-recurring and disastrous droughts, and with an extremely high range of temperature, from which the Continent of Australia is unfortunately continually suffering, devastating the country and causing ruinous losses in all classes of stock. The weather conditions and droughty seasons in oversea States have not been conducive to fair values for stud sheep: therefore the returns to individual breeders have not been so advantageously maintained as in the past. Change in fashion is responsible for reduced prices at

Merino sales. Those breeders who persistently adhered to stud sheep carrying wrinkles were neglected in favour of those who exhibited sires with good neck-folds and plain bodies, for which class a marked preference is now shown amongst breeders. But, in my opinion, to retain density of fleece the condemned wrinkles are indispensable in Merino rams.

MERINO SHEEP.

Although breeders are not exporters, except of stud pedigree sheep, still the reproductiveness of recorded sales of highly-bred animals compensates in a great measure for our inability to enter



Shropshire Sheep.

into competition in the world's markets. For a fat stock trade, our limited extent of country, with the value per acre upon land for feeding purposes, precludes the possibility of profitable competition with either New Zealand or the Australian States of the mainland, possessing as they do extensive areas of open fattening country, which require only a comparatively small expenditure of capital to make them so; whereas in this State much of the unimproved Crown lands would cost from £3 to £25 per acre to convert them into a similar condition.

These values indicate that, without profitable stud-sheep breeding, the interest accruing upon the land value would greatly impede prosperity. It will be observed from the statistics below what marvellous developments have arisen, and how steadily has the exportation of stud sheep been annually increased, showing unmistakably

with what eagerness the Tasmanian merino is sought for at interstate sales. This industry in Tasmania has before it a great future, and any expenditure, so long as the investor has the natural ability, perseverance, and fixity of purpose to excel, will rapidly repay the investment of capitalists whose avocations tend in this direction. I doubt much, from personal observation, if it is possible under equal conditions to produce a greater return per acre for expenditure than can be secured from the breeding of stud sheep. It would be invidious to particularise our noted stud Merino breeders, when all breed to a certain standard of their own, and endeavour to grow ten fibres of wool where originally only one was produced, at the same time not overlooking the essential qualification of constitution, type, and character of wool.

One of the most satisfactory statements I have to introduce into this article, bearing materially upon the success of the stud sheep export, is the eradication of sheep scab, which was accomplished by the passing of "The Scab Act" in 1870, and the appointment of a staff of lay inspectors, under the able leadership of the late Honourable James Whyte.

The following table shows concisely the number of sheep, and value thereof, exported to the adjoining States for the following years:—

Year.	No. of Sheep.	Value. £
1871	998	4666
1881	1306	38,305
1891	6591	74,895
1901	6616	36,695
1906	9804	50,232

The low value for the year 1901 was due to the disastrous drought that prevailed over the Australian States. The following figures, which may be read with interest and some surprise, bear convincing testimony to the reasonableness of my estimate of our stud-breeding possibilities:—The total stud-sheep exported numbered, from 1871 to 1906 inclusive, 153,366, with a value upon them of £1,350,132. When it is considered that one of these sheep realised £1600, and prices for others ranged from £100 to £1000 each, it is easily seen what a valuable asset the stud industry is to Tasmania.

THE DAIRYING INDUSTRY.

By A. CONLON, Government Dairy Expert.

CONDITIONS.

The prediction in the previous edition of the "Crown Lands Guide" that the near future would show a marked increase in the production of dairy produce, has been fully verified. The beginning has been slow, but being favoured to a far greater extent than any other State in the Commonwealth with a suitable climate and rainfall, together with other natural and favourable conditions, a rapid expansion of the industry may now confidently be predicted, and a surplus of high-class dairy products be made available for export annually. The imports of butter and cheese are still large, but the tide has now turned, and it is gratifying to note that the value of exported dairy products (butter and cheese), which stood at nil in 1900, reached £12,042 in 1903, and £28,646 in 1906. During the season 1913 the amount of butter produced was 1478½ tons, valued at £147,850.

Intending selectors and other arrivals from the mainland or New Zealand will find the conditions under which dairying is carried on very similar to what they have been accustomed. On heavily timbered country, as soon as partially cleared, pioneer grasses, such as cocksfoot and English rye, are sown, and thus dairying becomes possible, if only to a limited extent, and becomes a source of revenue before there is any chance of progressing with other forms of agriculture.

DAIRY FACTORIES.

Proprietary and co-operative dairy factories are becoming fairly numerous, and are all equipped with the most modern machinery, and managed by expert men. A very complete and up-to-date brick factory has been erected by the Table Cape Butter and Bacon Company Limited, at Wynyard. At the end of the season 1909-10 this company had already distributed £181,942 18s. 9d., and is, at the time of writing, manufacturing eight tons of butter per week. New factories have also been erected at Devonport, Scottsdale, Burnie, Riana, Ringarooma, and Gould's Country. Very little whole milk is now hauled to the butter factories, most dairymen being now supplied with private separators. The state of the roads, or the want of them, in new districts, and the hilly nature of the country generally, have proved to the farmer the necessity for concentrating his product, hence the system now generally adopted of skimming the milk on the farm and sending only the cream to the factory for manufacture into butter. Unfortunately, this system is liable to abuse, the farmer frequently keeping his cream too long before

delivery, when, owing to unfavourable fermentations having started, an inferior quality of butter is made. To obviate this as far as possible, many of the factories are now inaugurating the most modern system of cream-gathering. Under this system waggons are sent round daily by the factory for the purpose of collecting the creams from the various farms in the district. Suppliers in thinly-populated parts, or whose farms are situated at too great a distance, generally forward their cream to be left at the nearest point of call by the factory waggon. This system not only saves an enormous amount of haulage, but enables the factory to secure cream in the condition essential to the production of high-class

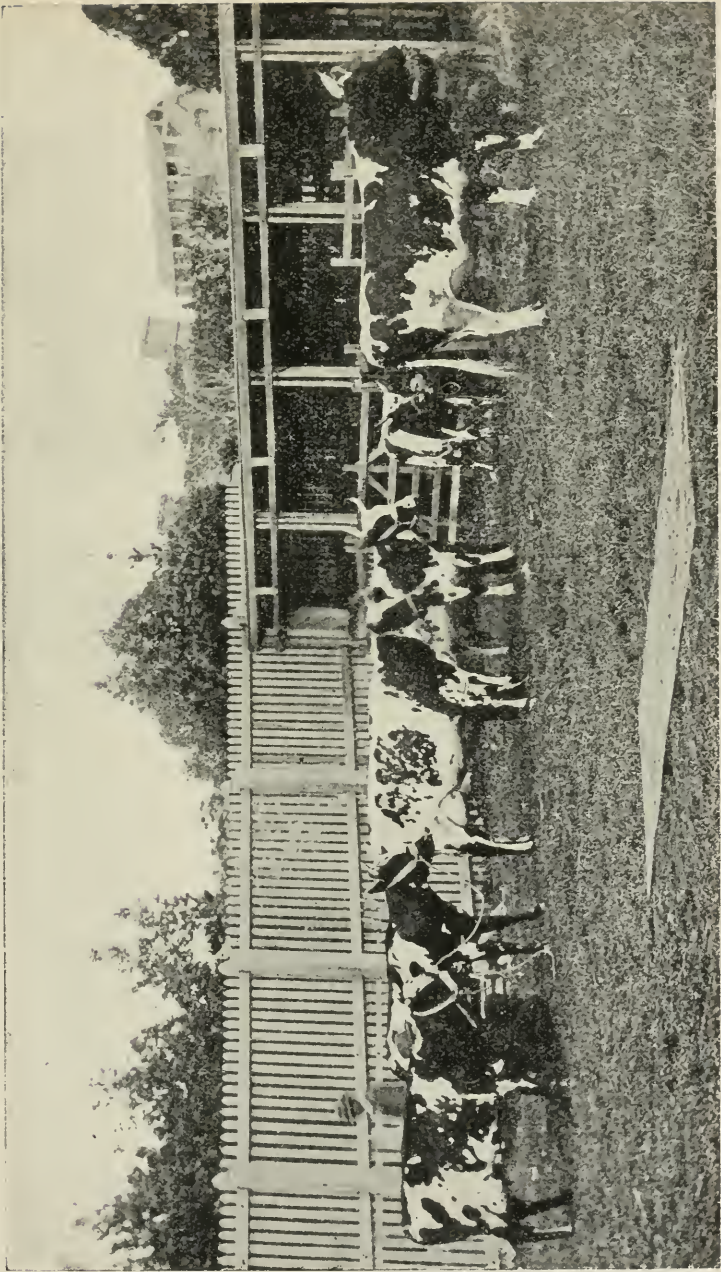


Table Cape Butter Factory.

butter. It also enables the selector in back country to participate in the advantages which a butter factory in any district undoubtedly offers.

Sampling and Testing.

On arrival at the factory all cream is examined, and after thoroughly mixing to secure uniformity a sample is taken by lowering an open tube into the cream. This tube is fitted with a rod running its whole length, and carrying a disc at its bottom end, enabling the operator to close the tube, and so secure a column of cream, which is thoroughly representative of the bulk. The cream is run from the tube into a cup or basin, and well mixed. A small sample is then taken, which should be in exact proportion to the weight of cream delivered by the supplier, about 1 oz. to every 40 lb. This is placed in a bottle carrying the supplier's name or



AN AYRSHIRE HERD.

number, and each lot of cream delivered is treated similarly. At the end of the week the bottle contains what is known as a composite sample, from which the necessary amount of cream for testing is taken. At some factories the cream is tested after each delivery, but the composite sample method saves time, and when carefully carried out, is sufficiently accurate for all purposes. The Babcock tester is used by all factories, and Tasmanian dairymen can very simply check the accuracy of all operations, now that the system of weighing the sample to be tested, payment for *butter fat*, and consequent abolition of conflicting butter charts, has been adopted by the principal factories. The Babcock test is based on 18 grammes of milk or cream being placed in the flask. Owing to the very slight variations in the specific gravity of milk, it has always been found sufficiently accurate to *measure* this quantity by the aid of a pipette, graduated to 17.6 c.s., which will deliver 18 grammes weight of milk. On the other hand there is a great variation in the specific gravities of the various creams delivered at a factory, different samples containing from 20 per cent. to 50 per cent. of fat.

Charts or tables have been prepared for the purpose of correcting the errors due to specific gravity, but there are other factors which make it impossible to arrive at correct results by measurement of the sample to be tested. Delicate balances are now used, specially adapted for the work by which the exact weight of cream is taken for testing, and accurate results obtained.

The total amount of fat delivered by each supplier is computed, and payment made by some factories on the calculated amount of commercial butter this fat would make, and by other factories on the more sensible plan of quoting the price to be paid per pound of fat delivered. The first method entails the use of ready-reckoning charts for the conversion of fat into butter; the second is a straight-out transaction between buyer and seller. If the price quoted for fat is 10d. per pound, and a supplier during one month sent 300 lb. of cream, testing 40 per cent., his statement of account would simply be, 300 at 40 % = 120 lb. fat, at 10d. = £5.

With co-operative companies a slight adjustment is necessary to balance the over-run, and this can be done monthly or annually, as desired.

NOTE.—Under "The Dairy Produce Act, 1910," which came into force on January 1, 1911, it is now compulsory that all cream purchased by a factory for the purpose of being manufactured into butter shall be purchased on the basis of its butter fat contents.

DAIRYING DISTRICTS.

Particulars of areas for selection and location of districts suitable for dairying will be found under the separate headings, for every county. The principal dairying centres are, however, to be found in the north of the island. Well-equipped butter factories

are situated at Launceston (3), Deloraine, Burnie, Emu Bay, Wynyard, Stanley, Smithton, Wilmot, Ringarooma, Derby, Pyengana, and Ulverstone. In the south there are at present only two of any magnitude—one in Hobart, the other at Bream Creek. In March, 1902, a dairy company was formed on King Island, and a well-equipped factory erected; and this has developed into a profitable concern. King Island is more adapted for grazing and dairying than for general agriculture, and should not be passed over by those interested.

The principal cheese factories are situated at St. Marys, Pyengana, Emu Bay, Devonport, Circular Head, Gunn's Plains, and Cheshunt. The estimated value of cheese made in Tasmania for the year 1913 is £14,686.

Here, as elsewhere, a great many nondescript cattle are to be found in dairy herds, but of recent years very great improvements have been made, and splendid examples of all the typical dairy herds are now to be found.

Increased attention has been given by dairymen to the conservation of fodder by ensilage-making, and several modern air-tight silos have been erected in dairying centres since the publication of our last edition.

Pigs and bacon-curing offer a splendid field for investment now that dairying is making rapid headway.

The fullest information on all matters connected with dairying in Tasmania may at all times be procured through the Government Dairy Expert, Hobart.



Mount Victoria. East Coast.

THE TIMBER INDUSTRY OF TASMANIA.

By J. C. PENNY, Chief Forest Officer.

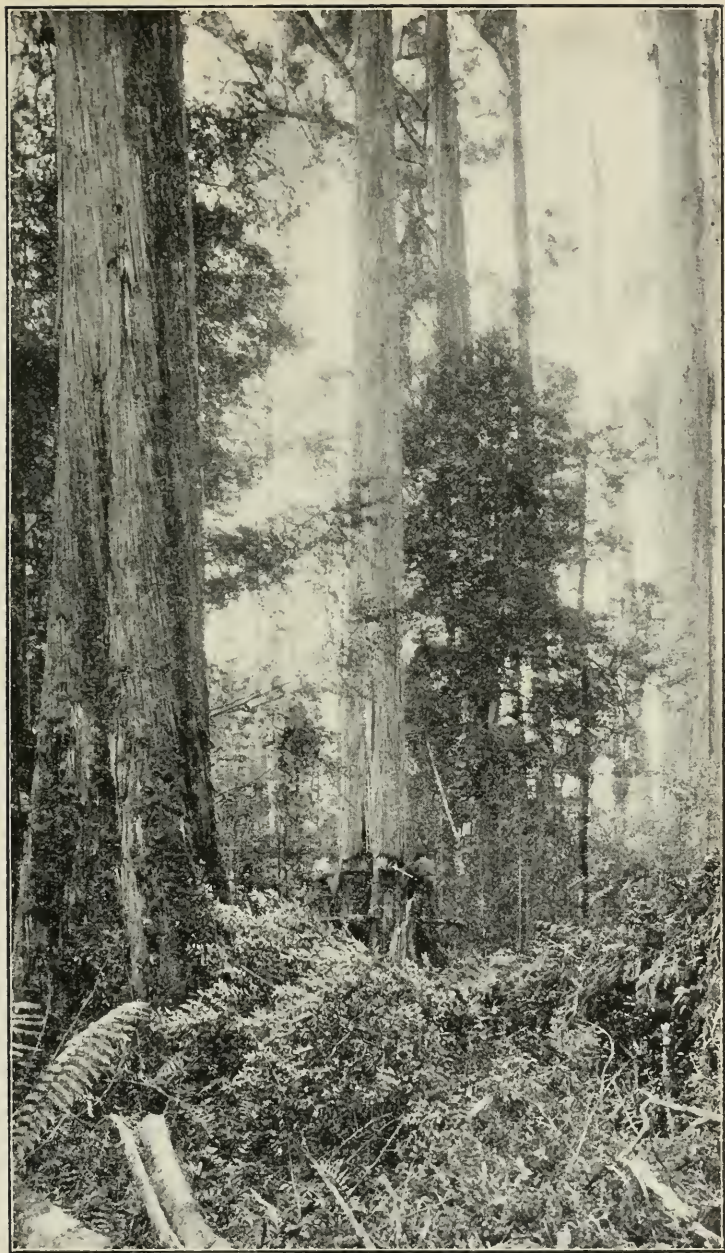
FORESTRY.

Considering the small area of the island, 15,571,500 acres, exclusive of islands and lakes, Tasmania is wonderfully rich in timber resources. A mild climate, with a good rainfall, induced by a heavily-timbered and hilly country, extensive valleys and undulating lands, thickly covered with an undergrowth of scrub and ferns, and innumerable rivers and creeks, are all conditions tending to the production of a luxuriant growth of natural forests. It is owing to the abundance of the natural resources of the State that the plantation of exotic trees has never received the serious consideration of the respective Governments from time to time in power, that the great importance of the subject warrants.

Where good timber is found to exist in any quantities, forest reserves are created, and these areas are excluded from selection: and when applications are received to purchase land for agricultural or grazing purposes, and the surveyor's reports show that it contains valuable timber, the sale of the land is held in abeyance until the timber has been removed. The forest trees of Tasmania are all evergreens, with the exception of *Fagus gunnii*, an alpine form of beech, which is singular in being the only deciduous tree or shrub found in Tasmania. There are about 50 trees which are indigenous to the island that are described as timber trees, from which some most valuable woods, both hard and soft, are obtained; also woods for cabinet work that cannot be surpassed anywhere, and some very handsome decorative woods; but in many instances the trees do not attain any great size, nor are they obtainable in large quantities.

COMMERCIAL TIMBERS.

The principal timber trees from a commercial point of view are of the genera *Eucalyptus*, of which there are about 18 distinct species, and to these may be added 18 varieties. The chief of these are *Eucalyptus globulus* (blue-gum), the habitat of which is confined to the southern half of the island, over which it is fairly well distributed (it is also common in Victoria), and *E. obliqua* (stringy-bark), which is widely distributed over the island, and found also in Victoria, New South Wales, and South Australia. These trees are the giants of the Tasmanian forests, and reach a height of 350 feet, with a clean barrel of 250 feet to the first limb, a circumference of over 20 feet measured 3 feet from the ground, and contain upwards of 25,000 superficial feet of marketable timber.

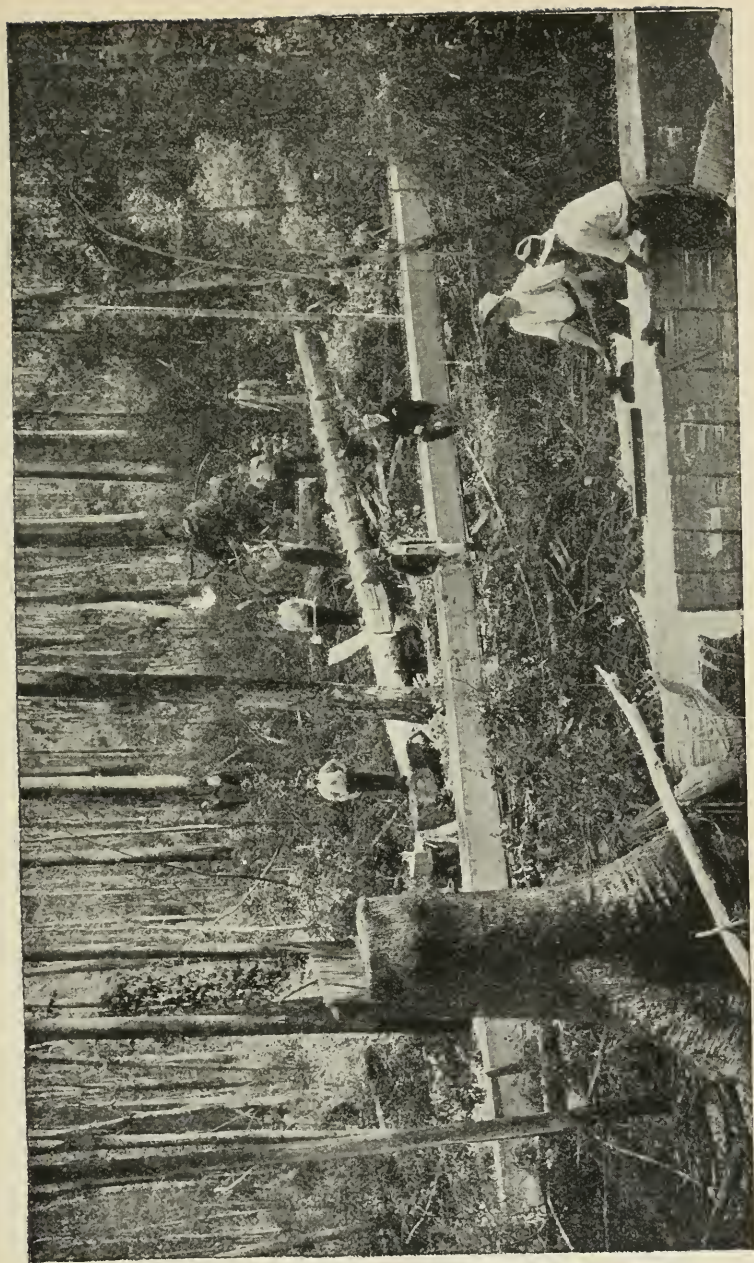


TREE-FELLING IN GEEVESTON FOREST.

The other Eucalypti of importance as timber-producing trees are *E. amygdalina* (peppermint), *E. regnans* (swamp-gum), *E. sieberiana* (ironbark), and *E. viminalis* (manna-gum or white-gum), all being somewhat similar to blue-gum and stringy-bark in character, but in some instances inferior in strength and durability; they vary in height from 200 feet to 300 feet, with long barrels free from limbs.

It is from the leaves of *E. globulus* that the famous eucalyptus oil is distilled, large quantities of which are exported. A similar oil extract is also obtained from these leaves, that is used to prevent the corroding of boilers and other machinery.

The other valuable marketable trees of Tasmania are:—*Dacrydium franklinii* (Huon pine), a spreading tree 80 to 100 feet in height, with a barrel about 30 feet long and up to 6 feet in diameter, found only in Tasmania. *Acacia melanoxylon* (blackwood or lightwood), an umbrageous shapely tree with a dark rough bark, common all over the island, and also found in the mainland States of Victoria, New South Wales, and South Australia. In Tasmania it attains a height of about 80 feet, with a barrel 40 feet long and up to 4 feet in diameter. *Fagus cunninghami* (myrtle), a tree affecting damp localities, one of the beech family, much branched, and having small dark leaves, from whence its local name of myrtle is derived. It often exceeds 100 feet in height; has a trunk 40 feet long, and diameter up to 4 feet. It is widely distributed all over the island, and is indigenous only to Tasmania and Victoria. *Phyllocladus rhomboidalis* (celery-top pine), so called from the young lateral branches having an angular, leaf-like appearance, resembling that of celery. It belongs to a small genus, this species being peculiar to Tasmania, where it is fairly common, and reaches a height of about 60 feet; length of trunk 25 to 30 feet, and diameter of 3 feet. *Athrotaxis cupressoides* (King William pine), peculiar to Tasmania, and found only on the West and North-West Coasts. *Atherosperma moschata*, (sassafras), a tall, handsome tree, the bark of which contains medicinal properties, and is used in the preparation of tonics, and in the manufacture of sassafras beer. It is common in damp gullies, and is found also in Victoria and New South Wales. *Eucryphia billardieri* (leatherwood), also called salvewood, from the fact of the young shoots having a glutinous covering to protect them in winter, which is used by bushmen to apply to cuts and wounds, on which it is said to have a wonderfully healing effect. The honey obtained from the blossoms of this tree is much sought after on account of the excellence of its flavour. It is only found in Tasmania, and is common in the west and south-west. *Notele ligustrina* (ironwood or native olive), a very hard, close-grained wood that takes a good polish. It is well adapted for purposes for which English box is used. It is fairly common, and indigenous only to Tasmania, Victoria, and New South Wales.



SQUARING BLUE-GUM PILES.

ORNAMENTAL TIMBERS.

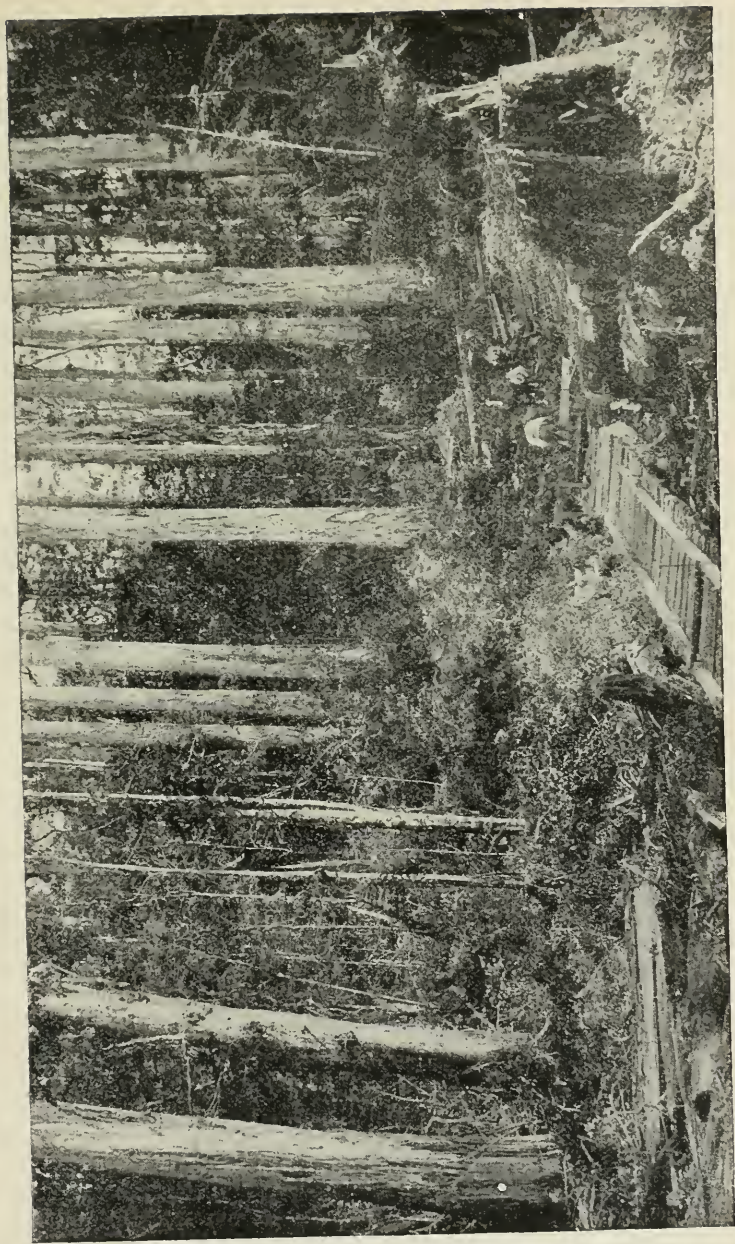
There are a number of ornamental and decorative woods to be found in the forests of Tasmania. The most useful of these are *Acacia melanoxylon* (blackwood), much resembling red cedar, some trees of which have a wavy or figured grain, and show an exceedingly handsome sheen when polished. The *Dacrydium franklinii* (Huon pine) commonly has large bumps or excrescences, possibly caused in the first instance by a blight insect, producing knotty curves and waves throughout the wood, giving it much the appearance of bird's-eye maple. For cabinet purposes this timber is much prized. *Olearia argophylla* (musk), a small irregular tree. It is principally from the large boles of the stems near the roots that the wood is obtained. The outer portion of the wood is white, and the centre a dark-brownish colour. It is common in damp forests, and is also found in Victoria and New South Wales. *Casuarina quadrivalvis* (she-oak), a small spreading tree, having a light red-coloured wood, with darker chocolate-red streak or slashes. When polished it has a very handsome appearance. It is common all over the island, and is also found nearly all over the Australian Continent. *Banksia marginata* (honeysuckle), a low shapely bushy tree (the wood of which has a honeycombed appearance. It is common in dry places, and is found generally all over Australia. *Hakea acicularis* (devil's needle or native pear), a small tree, the wood of which has a handsome mottled appearance, from which it has commonly derived the name of "beefwood." It occurs in dry hilly country. Another of the species is abundant in the Lake uplands, and is well known in Victoria and New South Wales. There is no trade carried on in ornamental woods, and with the exception of blackwood and Huon pine they are not used locally for this purpose.

TIMBER BEDS.

The best hardwood timber beds are found to be situated in the County of Kent, extending from the vicinity of the Upper Huon River to South Cape, and at Port Davey, South Bruny Island, and the Parishes of Bagot and Uxbridge, in the County of Buckingham; Tasman's Peninsula, Forestier Peninsula, and the Parishes of Kellie and Alvanley, in the County of Pembroke; the Parishes of Lisle, Lord, Kamona, Kay, and Monna, in the County of Dorset; along the North-West Coast and on the West Coast. There is also a large tract of timber country on the East Coast, in the County of Cornwall, where the ironbark (*E. sieberiana*) is found. The extent of this has not been ascertained, but it is generally believed that the area of timber land is extensive.

TIMBER TREES.

The following are the principal commercial timbers of Tasmania, with brief description of their natures and qualities, the uses for



CONSTRUCTING A BUSH TRAMWAY.

which they are best adapted, and for which they are most favourably known in the local, interstate, and foreign markets:—

Eucalyptus globulus (blue-gum).—A very strong and heavy hardwood, varying in colour from a greyish brown in an old tree to a pale-grey in the young wood. An exceedingly durable timber for shipbuilding, wharf construction, and decking, piles, jetties, flooring-boards, paving-blocks, and the manufacture of agricultural implements of all descriptions. It is one of the best timbers for railway-sleepers. When dressed the wood takes a good polish, and is well suited for interior fittings. The wood from young trees, up to 2 feet in diameter, is used for cart-shafts, spokes, felloes, tool-handles, and for anything requiring toughness, spring, and elasticity. For these purposes, when seasoned, this young wood gives the greatest satisfaction.

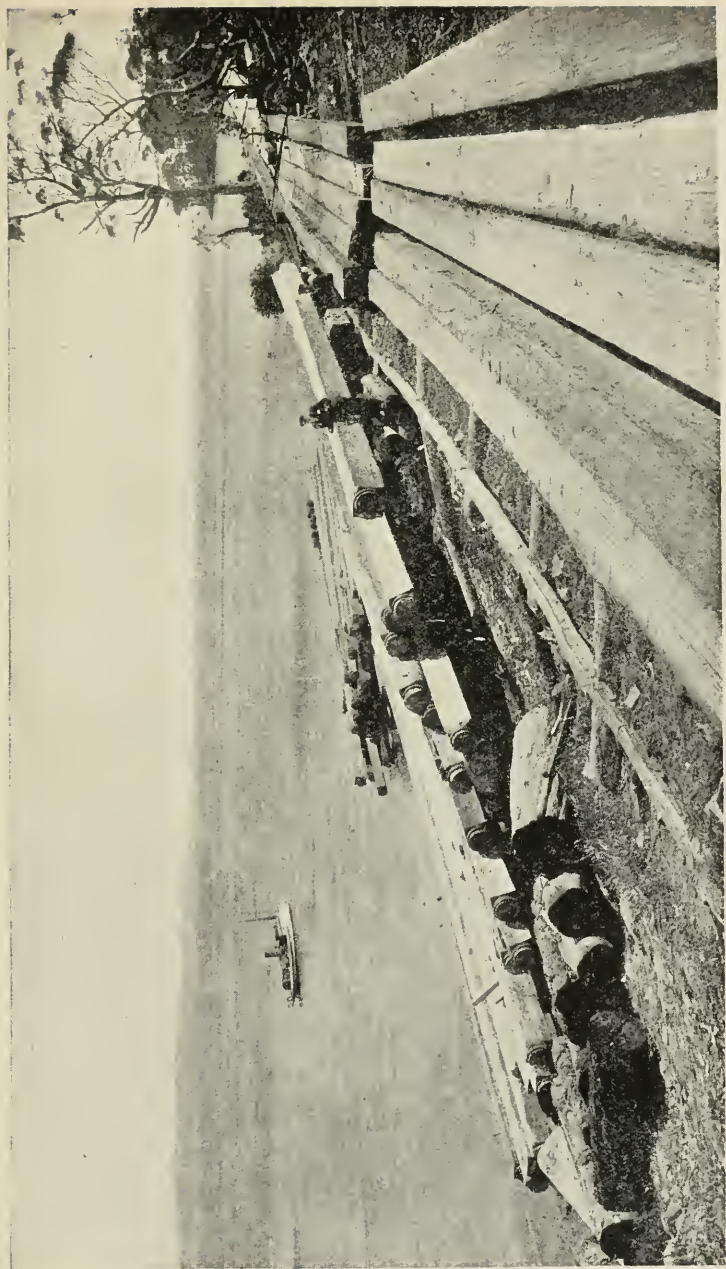
Eucalyptus obliqua (stringy-bark).—Much resembling blue-gum in colour and appearance, but not so heavy. It is botanically identical with the messmate of the mainland, but is much better in quality, probably owing to the different climatic conditions which prevail in Tasmania. It is a strong and durable wood in common use for general construction and building purposes; also for railway-sleepers, on account of its durability when in contact with the ground. It is especially suited for flooring, and when waxed has a very brilliant appearance. It takes a good polish, and is commonly used for wainscoting. Stringy-bark piles are obtainable 100 feet in length, and last a long time when placed either in the ground or in the water. For bridge-beams and decking it is a good timber, and laid end up it is one of the best woods for wood-paving.

Eucalyptus amygdalina (peppermint).—In colour a light-grey. A good durable wood, suitable for piles and posts, and other purposes where required to be placed in contact with the ground. It is stiffer and less pliant than other Eucalypti, and a good timber for roofing, also for shipbuilding purposes.

Eucalyptus regnans (mountain ash or swamp-gum).—The wood is a very light brown in colour, of low specific gravity, and open and free in the grain. The timber is used largely for flooring-boards, &c., also in the manufacture of cases for the export of fruit.

Eucalyptus viminalis (manna or white-gum).—Is pale-grey in colour. It is not so heavy as the other forms of Eucalypti, and does not stand so well when exposed to the weather; but it is nevertheless a good wood, and may be used with advantage for the same purpose as the other timbers of the same family.

Eucalyptus sieberiana (ironbark).—The wood much resembles blue-gum in appearance, but is of a more reddish tint; a hard, heavy, durable timber for building and construction purposes. It



BLUE-GUM PILES (100 FEET IN LENGTH) AWAITING SHIPMENT, NORFOLK BAY, TASMANIA.

is considered quite equal to blue-gum and stringy-bark, but is not known in the market as a distinct timber.

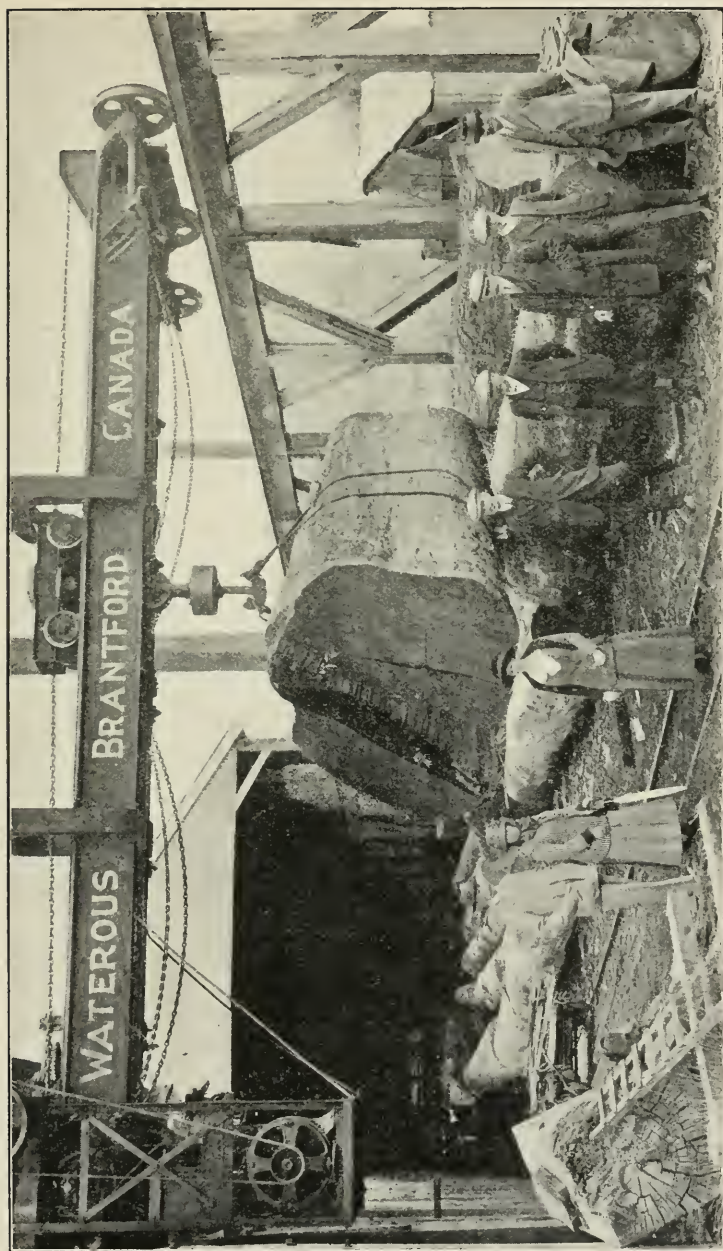
Acacia melanoxydon (blackwood).—The colour of this wood is a light mahogany, much resembling cedar in appearance. It is, perhaps, the most valuable and useful of the Tasmanian fine-grained woods, on account of the multiplicity of purposes for which it can be advantageously used. It is employed extensively in the manufacture of furniture of all kinds, panellings for railway-carriages, banisters, wainscotings, and interior fittings generally, and in the manufacture of billiard-tables, for which purpose it is admirably adapted, after having been put to the severest tests. It is also a good wood for cooperage work, and its soundness and durability are beyond question.

Dacrydium franklinii (Huon pine).—A straight-grained wood, of bright yellow colour. A most valuable wood, which has been commonly spoken of by expert authorities as being one of the best woods in the world. It is especially adapted for railway rolling-stock, cabinet-work, and the highest class of furniture. For boat-building purposes, it cannot be surpassed, and placed in contact with either the water or the ground it is almost indestructible, and its life may be said to be almost interminable. It is also exceptionally free from the attack of the teredo, possibly owing to its strong resinous nature, and probably for the same reason it is singularly free from the ravages of the many forms of borer that are so destructive to almost all woods.

Fagus cunninghami (myrtle).—The wood of this tree is of a light pinkish-brown colour, heavy in weight, close and straight in the grain, and very free from knots. In character, with the exception of its colour and its greater strength, it much resembles English ash. It has a beautiful surface when dressed, and takes an admirable polish, showing a good lustre. It wears smooth, and consequently makes a good flooring timber: a good wood for staves, turnery, skirting-boards, and dadoes. The timber known as "white myrtle" is botanically the same, and similar in many respects, but paler in colour.

Phyllocladus rhomboidalis (celery-top pine).—A light grey-coloured wood, with pale-brown streaks; a tough, heavy timber, of an exceedingly durable nature, and fairly free from knots. A good useful timber for boarding, interior fittings, and implements. It is now locally in common use for decking of vessels, its non-shrinking and non-warping qualities rendering it invaluable for this purpose. It makes good masts for small vessels, and is useful for purposes where spars of a durable nature are required.

Athrotaxis cupressoides (King William pine).—This wood varies in colour from a pale to quite a dark pink, and is one of the lightest of woods in weight. It is tough and durable, shrinks very little, and is a very good wood for cabinet purposes and joiners' work.



HUON TIMBER COMPANY'S MILL AT PORT HUON, TASMANIA. — (Earl Grey's Party in the foreground).

A. selaginoides, commonly called "pencil cedar," is another of the family that differs very little from King William pine in the nature and quality of the wood.

Atherosperma moschata (sassafras).—A pale-yellow wood, light in weight, and with a close, fine grain. The timber should be felled at the proper time, when the sap is down, and should be well seasoned before being used. It is much used in the adjoining States by saddlers for saddle trees, and for tool-handles, brushware, and carving.

Notelæa ligustrina (ironwood).—The heart of this wood is dark-brown in colour, and the sap-wood a pale-yellow. A heavy tough wood, very strong in the grain. It is used for blocks for pulleys, wooden tools, and such other purposes as *lignum vitæ* is used for.

Eucryphia billardieri (leatherwood or salvewood).—A pinkish-brown wood, of medium weight, used in the manufacture of tool-handles, implements, &c.: but there is very little demand for it, except by turners.

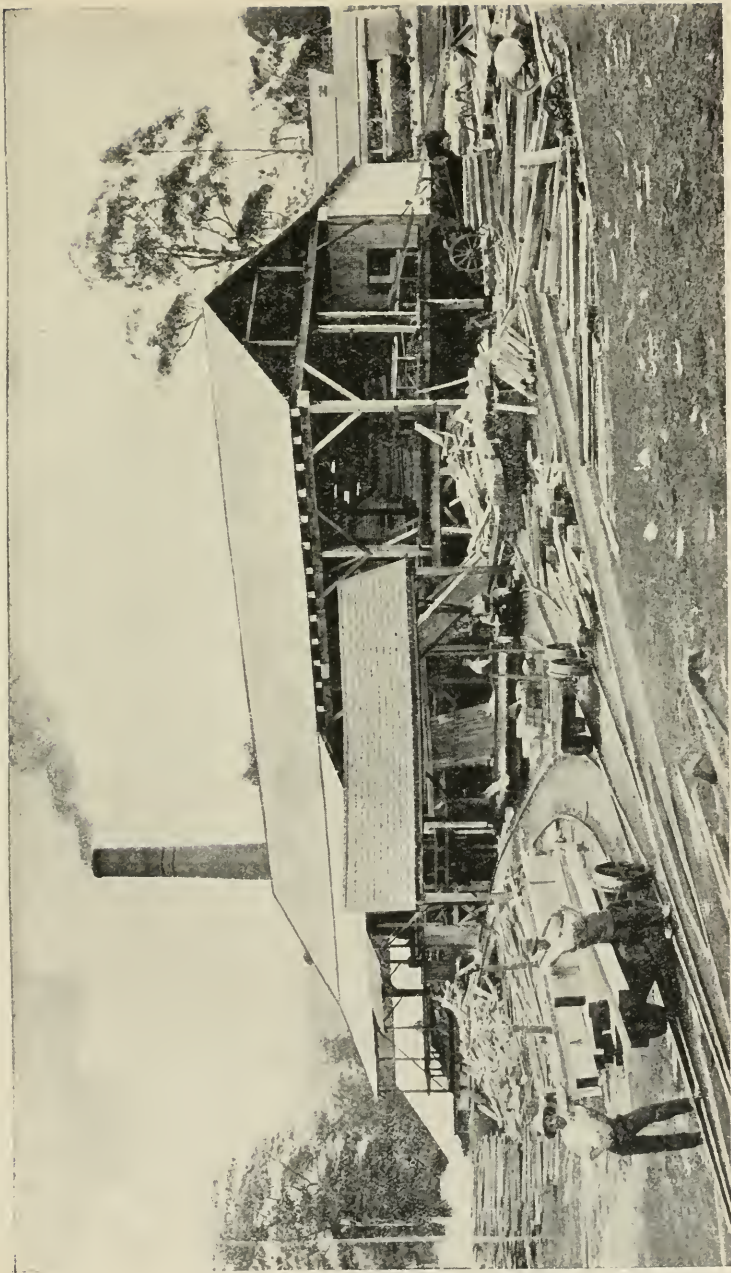
SAWMILLS.

"The Crown Lands Act, 1911," and the regulations under it, provide for the leasing of timber areas up to 1500 acres in extent, for a term of 21 years, for sawmilling purposes.

An applicant for a timber lease is required to mark the position of the land he desires to lease, and pay the survey fee in accordance with a scale of survey fees fixed for this purpose. After the survey has been effected he is called upon to pay a ground rent of £1 per 100 acres. The lease is issued, and he is then entitled to commence sawmilling operations on his leased land. He is required within six months after the date of the lease to erect the necessary sawmilling plant on the land, or on some other site to be approved of by the Commissioner of Crown Lands. He is also called upon to furnish the department with a monthly return of timber cut, and pay a royalty thereon, the amount of which is fixed by the regulations, and at the present time is 6d. per 1000 super. feet for Eucalyptus timber, and 7s. 6d. for pine, blackwood, and other ornamental timbers.

In a like manner logging areas may be secured of not exceeding 250 acres in extent, except that the amount charged for ground rental is a little more, and the erection of machinery is not necessary. This facilitates the obtaining of piles and logs in quantities, and the removal of timber from areas that are too small to compel the erection of machinery thereon; and leaves the land, after the timber is taken off, available for selection for agricultural purposes.

Provision is also made for the leasing of areas not exceeding 250 acres for the purpose of obtaining firewood therefrom. The royalty



A BUSH SAWMILL.

payable being 6d. per cord for ordinary firewood, and 4d. per cord for she-oak and wattle.

There are, approximately, 100 sawmills, of various cutting-powers, at work in the State; but a number of these are small appliances with portable machinery, which are moved from place to place, where timber is found to be most accessible. Sawmilling operations are carried on all over the island, but by far the most of the mills are situated in the southern portion, where the greater quantity and better timber is found.

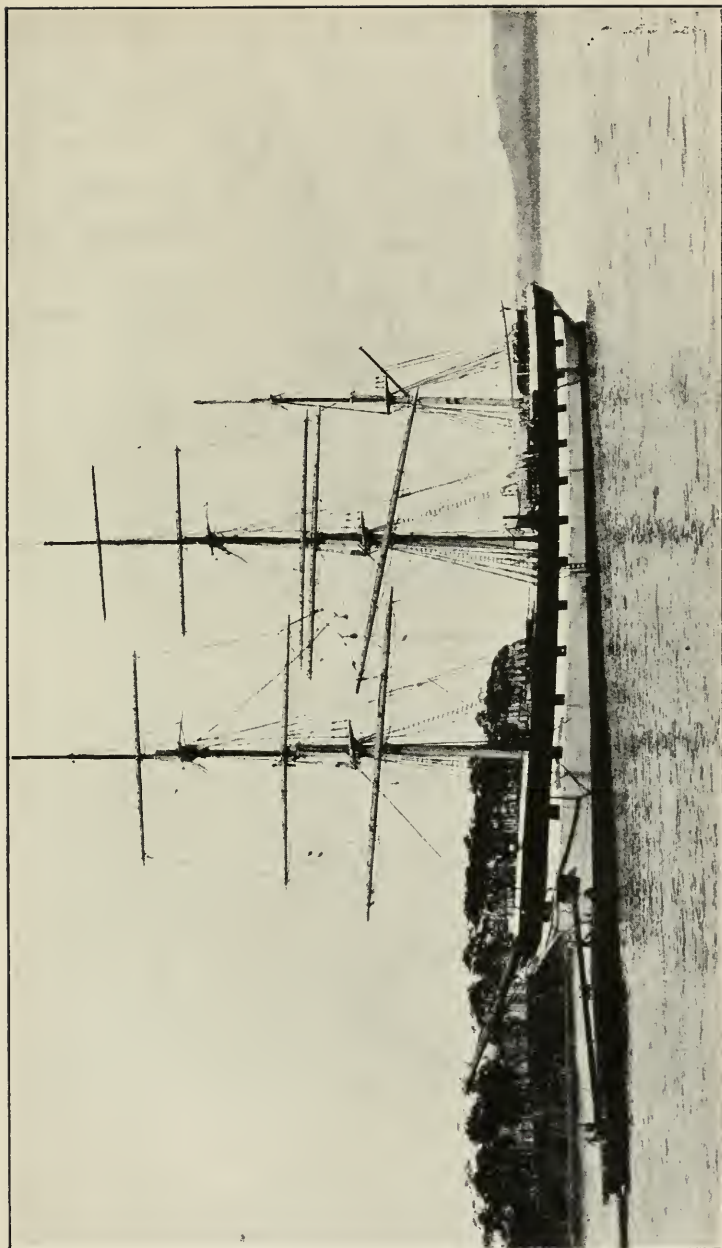
The larger mills are chiefly employed in cutting timber for the local market and for export, while the smaller ones are principally engaged supplying box material required for the export of fruit and jam. The demand for this class of timber has increased year by year, 7,000,000 superficial feet being now required annually for cases, and there is every prospect of a continued increase in the quantity of timber that will be required for this purpose.

The principal sawmills in the southern part of the island which cut timber for export are situated at Hospital Bay, Port Esperance, Southport, Recherche Bay, and Adventure Bay, each being well-sheltered shipping-places, and the larger quantity for the interstate trade is shipped direct from these places, while timber for the supply of orders beyond Australasia and New Zealand is generally brought to Hobart by small crafts, from whence it is shipped to its destination.

In all cases where a Government certificate is demanded for timber for export, the timber is inspected by an expert officer appointed for that purpose, and a levy of $1\frac{1}{2}$ d. per 100 superficial feet for sleepers, 2d. per 100 superficial feet for other timbers, and 3d. per 100 feet for piles, is made on all timber examined to cover the expense attendant on the inspection, with an additional $\frac{1}{2}$ d. when a second inspection is required. All particulars as to the conditions under which timber must be cut to entitle the shipper to Government inspection will be found in the pamphlet issued by the Department, entitled "Tasmanian Forestry, Timber Products, and Sawmilling Industry."

As a general rule the logs being removed to the mill are situated about 4 to 8 miles back, and are brought in on tramways constructed by the proprietors. In some instances locomotives are used for this purpose, but in other cases this is done by horses.

The larger mills have steam-haulers where their operations are being carried on in the bush. The trees are felled, cut into logs, and hauled to the stages by the aid of steel-wire ropes, from whence they are taken to the mill, and cut up; but in some cases, after being cut into lengths, the logs are brought to the stages by horses and bullocks. The number of hands employed varies according to the cutting-power of the mills. Ordinary mill-hands receive from 7s. to 9s. per diem.



SHIPPING BLUE-GUM PILES, NORFOLK BAY.

TIMBER.

Certain classes of timber can be removed from Crown land under licences which may be obtained from Crown Lands bailiffs throughout the State. The fees to be paid, and the classes of timber and other material that may be removed, are shown in the table of fees below. Timber licences do not apply to any lands that are leased from the Crown except with the written permission of the Commissioner.

Scale of Fees.

Licence to Cut Timber for a Period.

Split timber—	Fee for each person employed—
Split fence-posts and fence-rails	10s. per month.
Split palings	10s. per month.
Split shingles	10s. per month.
Split staves (wattle)... ..	£1 per month.
Split staves (blackwood)	£1 5s. per month.
Cut firewood	5s. per month, except in the Municipalities of Zeehan, Queenstown, Waratah, and Beaconsfield, where the fee for each person employed shall be 3s. per month.
Hewn or squared timber—	
Hew or square sleepers	15s. per month.
Hew or square beams	£1 10s. per month.
Spar or round timber—	
Cut piles	£1 2s. for 14 days, or £2 per month
Cut telegraph-poles	£1 2s. for 14 days, or £2 per month
Cut scaffold-poles	11s. for 14 days, or £1 per month.
Cut hop-poles	11s. for 14 days, or £1 per month
Timber in the log (which shall not include piles, poles, and beams)—	
Cut eucalyptus	£1 per month.
Cut blackwood	£3 per month.
Cut other ornamental timber...	£3 per month
Miscellaneous—	
Burn charcoal from ordinary timber	2s. 6d. per week.
Quarry stone, make bricks, pottery, and earthenware	2s. 6d. per week.
Procure shells, sand, gravel, earth, slack, guano, &c.... ..	5s. per week.
Cut brushwood or scrub	5s. per month.

Licence to Cut under Royalty.

Rate of Royalty—

Squared or round piles, bridge- beams, and girders	2s. per 1000 super. feet.
Squared sleepers	2s. per 1000 super. feet.

It shall be at the discretion of the Commissioner to determine whether piles (squared or in the round), bridge-beams, girders, and squared sleepers may be cut on payment of royalty or licence fees.

A licence to cut timber under royalty may be issued for any period not exceeding three months, upon payment of a fee of Two Shillings and Sixpence.

STATE FOREST NURSERY.

A State Nursery has been established, and is located at present at the State Farm near Deloraine. The administration is under the control of the Director of Agriculture and the Forestry Expert of the Department (Mr. J. Osborne). At present the raising of conifers and the different varieties of deciduous trees from the Northern Hemisphere is carried on, and the trees are distributed to public bodies for street ornamentation and embellishment of State reserves. State schools are supplied free of charge.



Farm Horses.

LIST OF TASMANIAN

Local Name.	Family.	Species.	Approximate length and diameter of trunk.
BEECH or MYRTLE	Corylaceæ	<i>Fagus cuminghami</i>	40 ft. × 2 ft. to 4 ft.
BIRCH	Sapindæ	<i>Dodonæa viscosa</i>	3 ft. × 6 in.
BLACK WATTLE	Leguminosæ	<i>Acacia decurrens</i>	12 ft. × 1 ft. 6 in.
BLACKWOOD	"	" <i>melanoxydon</i>	30 ft. × 2 ft. to 4 ft.
BOOBYALLA	Myoporaceæ	<i>Myoporum insulare</i>	3 ft. × 6 in.
BOX, NATIVE	Leguminosæ	<i>Acacia longifolia</i>	4 ft. × 8 in.
DOGWOOD	Pittosporæ	<i>Bursaria spinosa</i>	6 ft. × 1 ft. 6 in.
	Rhamnæ	<i>Pomaderris apetala</i>	10 ft. × 10 in.
GUM, BLUE	Myrtaceæ	<i>Eucalyptus globulus</i>	120 ft. × 2 ft. to 6 ft.
" CIDER	"	" <i>gunnii</i>	20 ft. × 2 ft.
" IRONBARK	"	" <i>sieberiana</i>	40 ft. × 4 ft.
" MUELLER'S	"	" <i>muelleri</i>	80 ft. × 3 ft.
" PEPPERMINT	"	" <i>amygdalina</i>	100 ft. × 3 ft. to 6 ft.
" RED	"	" <i>acervula</i>	60 ft. × 3 ft.
" STRINGY-BARK	"	" <i>obliqua</i>	120 ft. × 3 ft. to 6 ft.
" TOPPED STRINGY-BARK	"	" <i>hamastoma?</i>	100 ft. × 3 ft. to 4 ft.
" SWAMP	"	" <i>amygdalina</i> var.	100 ft. × 3 ft. to 8 ft.
" WEEPING	"	" <i>regnans</i>	10 ft. × 2 ft.
" WHITE	"	" <i>coriacea</i>	80 ft. × 3 ft. to 6 ft.
	"	" <i>pauciflora</i>	
	"	" <i>viminalis</i>	
BULL-OAK	Casuarinæ	<i>Casuarina suberosa</i>	4 ft. × 1 ft.
HOLLY or COFFEE PLANT	Rubiaceæ	<i>Coprosma hirtella</i>	3 ft. × 6 in.
HONEYSUCKLE	Proteaceæ	<i>Banksia marginata</i>	6 ft. × 1 ft. to 2 ft.
HORIZONTAL	Saxifragæ	<i>Anodopetalum biglandulosum</i>	12 ft. × 10 in.
IRONWOOD	Oleaceæ	<i>Notelva ligustrina</i>	12 ft. × 1 ft. 6 in.
LABURNUM	Leguminosæ	<i>Goodia latifolia</i>	3 ft. × 6 in.
LANCEWOOD	Rutaceæ	<i>Eriostemon squameus</i>	20 ft. × 8 in.
LAUREL, NATIVE	Saxifragæ	<i>Anopterus glandulosus</i>	3 ft. × 6 in.
LEATHERWOOD	"	<i>Eucryphia billardieri</i>	10 ft. × 1 ft.
MINT-TREE	Labiata	<i>Prostanthera lasianthes</i>	3 ft. × 6 in.
MUSK	Compositæ	<i>Olearia argophylla</i>	6 ft. × 1 ft. 6 in.
NATIVE CHERRY	Santalæ	<i>Exocarpus cupressiformis</i>	6 ft. × 1 ft.
NATIVE CURRANT	Rubiaceæ	<i>Coprosma microphylla</i>	3 ft. × 6 in.
" PEAR	Epacridæ	<i>Lupcopogon richel</i>	
" PEPPER	Santalæ	<i>Leptomeria billardieri</i>	
PINE, CELERY-TOPPED	Proteaceæ	<i>Hakea acicularis</i>	12 ft. × 1 ft. 6 in.
" HUON	Magnoliacæ	<i>Drimys aromatica</i>	6 ft. × 1 ft.
" KING WILLIAM	Coniferae	<i>Phyllocladus rhomboidalis</i>	25 ft. × 1 ft. to 3 ft.
" OYSTER BAY	"	<i>Dacrydium franklinii</i>	30 ft. × 2 ft. to 6 ft.
PINKWOOD	"	<i>Athrotaxis selaginoides</i>	30 ft. × 1 ft. to 6 ft.
PRICKLY MIMOSA	"	<i>Frenela rhomboidea</i>	10 ft. × 6 in. to 1 ft.
SASSAFRAS	Euphorbiaceæ	<i>Beyera viscosa</i>	12 ft. × 1 ft.
SCENTWOOD	Leguminosæ	<i>Acacia diffusa</i>	4 ft. × 6 in.
SHE-OAK	Monimiaceæ	<i>Atherosperma moschata</i>	15 ft. × 1 ft. to 3 ft.
SILVER WATTLE	Apocynæ	<i>Alyxia buxifolia</i>	3 ft. × 3 in. to 6 in.
TEA-TREE	Casuarinæ	<i>Casuarina quadrivalvis</i>	6 ft. × 1 ft. 6 in.
	Leguminosæ	<i>Acacia dealbata</i>	12 ft. × 1 ft. 6 in.
	Myrtaceæ	<i>Leptospermum lanigerum</i>	10 ft. × 6 in.
"	"	<i>Kunzea corifolia</i>	10 ft. × 6 in.
"	"	<i>Melaleuca gibbosa</i>	10 ft. × 6 in.
"	"	" <i>squarosa</i>	10 ft. × 1 ft.
"	"	" <i>ericæfolia</i>	20 ft. × 2 ft.
WARATAH	Proteaceæ	<i>Telopea truncata</i>	3 ft. × 6 in.
WHITE WARATAH	"	<i>Agastachys odorata</i>	3 ft. × 6 in.
WHITEWOOD	Pittosporæ	<i>Pittosporum bicolor</i>	6 ft. × 1 ft.
TALLOW-WOOD	"		

TIMBER TREES.

Strength. B = $\frac{L \cdot W}{4 b d^2}$	Specific Gravity. Well seasoned.	Well seasoned samples. Weight per cubic ft.	Remarks as to use, &c.
2712-2804	·62-·85	39-54	General carpentry, coopers' work, furniture, 2 varieties, red and white. Plentiful.
..	..	..	Turnery, inlaying, &c. Common.
2050	·9	56	Ornamental wood, with variety of colours. Common.
2300-2744	·616	37-40	A handsome joiners' and cabinet-makers' wood. Common.
..	..	..	Tough, suitable for wooden hoops, &c. Common on coast.
..	·837	52	Turners. Engraving blocks, &c. Common.
..	·744	46	Mathematical instruments, cabinet and turners' work. Common in north.
2000-3500	·84-1·09	52-68	Buildings, railways, bridges, furniture, &c. Plentiful.
2400	·700	44	Inside work.
2400	·896	55-60	Buildings, railways, bridges, furniture, &c. Plentiful.
3200	1·001	63	" " " " " "
2600	·75-1·039	46-65	" " " " " "
2260	1·052	66	" " " " " "
1800-3600	·77-1·05	48-66	Most durable, suitable for all purposes. Plentiful.
1500-2400	·776-·8	48-51	Suitable for carpenters, joiners, house fittings, floors, &c. Plentiful.
1400-3000	·776-·85	48-54	Plentiful. Very strong wood for interior building work.
..	..	..	Common. Carpentry and fencing.
{ 1646 } { 1788 }	·7-·76	44-48	For carpenters, joiners, house fittings, floors, &c. Plentiful.
..	·863	51	Cabinetmakers' and ornamental work; bold figure. Common.
..	·675	42	Cabinetmakers' and ornamental work. Common.
..	·700	44	A tough elastic wood for implements, tools, &c. Common.
3000	·875	58	Pulleys and bearing blocks, similar to <i>lignum vitæ</i> . Common N.E.
..	..	..	Turnery and inlaying.
..	·801	50	Turnery and implements. Common.
..	..	..	Ornamental work. [Coast.
3200	·7	42-44	A light, tough, and elastic wood for implements, &c. Common West
..	..	..	Ornamental work.
..	·675	42	Handsome wood for joiners' and cabinet-work. Common.
..	·790	49	A red-brown wood for cabinet work. Common.
..	·739	46	Turnery and tools; handsome grain. Common.
..	..	..	Turnery, &c.
..	..	..	Common North and West.
2300	·65-·7	41-44	A dense, strong pine: general carpentry. Common N. and W.
1218	·529	33	Durable pine, often handsomely figured. Common W. Coast.
1019	·336-·385	21-24	Extremely light, strong, straight-grained. Common W. Coast.
..	·625	39	A strong pine for framing, poles, &c.; very durable. Local, East
..	·75	47	Tools, turnery, &c. [Coast.
..	..	..	Ornamental and implements.
..	·652	41	Plain, light-coloured, good for carving if felled in the winter. Com-
..	..	..	A sweet-scented wood for sachets, &c. Local, North Coast. [mon.
..	·663	41	A handsome, ornamental wood for cabinet-work. Common.
..	·775	48-49	Straight-grained, elastic wood, of general utility. Common.
..	·801	50	A tough wood for implements, tools, &c. Common.
..	..	..	" " " " " "
..	..	..	" " " " " "
..	..	..	" " " " " "
..	·750	47	" " " " " "
..	..	..	Turnery and inlaying.
..	·652	41	"
..	·801	50	Engravers, &c.

PREPARING CROWN LAND FOR ORCHARD PURPOSES.

By J. OSBORNE, Horticultural Instructor.

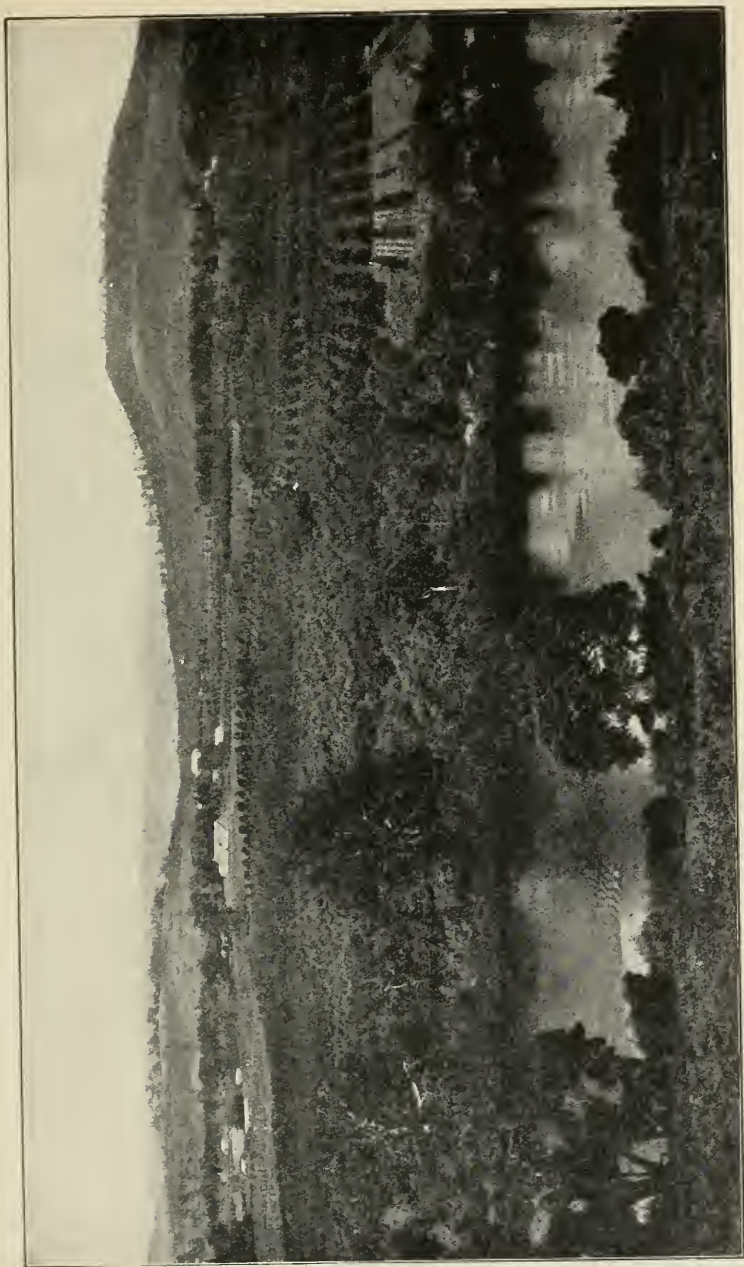
Preparing Crown land for orchard purposes is not the laborious and expensive operation it once was, the advent of the stump-extractor, "forest devil," "Trehella jack," Samson tree-puller, &c., having simplified the work very materially. Heavily-timbered country may now be brought under cultivation at something like half the previous cost. In many cases, too, the timber when cut up and sold for firewood realises a sum that goes a long way towards covering the cost of clearing.

To be successful as a fruitgrower, the land in the first place must be thoroughly cleared, all stumps and roots being removed to a depth of 1 foot.

All waste timber and other material should be burnt, the ashes from the fires being afterwards spread evenly over the surface of the soil. The heaps produced by the upheaval of the large trees should be spread out on the land, leaving the surface even. If possible, avoid planting young trees in such places, and if it is unavoidable, the soil should be taken out to a depth of 18 inches and replaced with material that has been well exposed to the sweetening influence of the air.

If the land is very wavy or undulating, it would be well to grade it down. This will make the subsequent working of the orchard much more pleasant, and save time. Where the locations are too far removed to enable a sale of the timber to be made, it is customary to dispose of it by means of large fires. The timber is "logged" up into very large heaps and fired. "Logging" up consists of drawing the logs, after being cut into suitable lengths, into large heaps with the aid of a strong team of bullocks. The work should be done during the dry season, January, February, March, and April being the most suitable time. It often happens that the settler is unable to burn the timber when clearing; in such cases it is usual to draw it off to another portion of the selection and to dispose of it at leisure.

The land is now ready for fencing, the nature of which depends on the situation. If hares and rabbits are to be found in the neighbourhood, it becomes necessary to erect what is known as a "rabbit-proof" fence—composed of fine No. 10 galvanised wires, with wire-netting 3 feet 6 inches high, 6 inches of which is turned under the soil in order to prevent the rabbits burrowing. To make a strong fence the posts should not be more than 10 feet



ORCHARDS AT GLENORA.

apart, with stout wooden droppers (to which the wires are attached) placed 2 feet 6 inches apart. This kind of fence costs £20 to £27 10s. per mile, the posts and droppers usually being obtained on the selection.

The ploughing of the land may now be commenced, a strong heavy disc plough, drawn by a good stout team of bullocks, being most suitable. After being in fallow for a few months cross-ploughing will be necessary, to be followed by the disc-harrow, in order to reduce the land to a fine tilth.

Attention may now be directed to the draining off of surplus moisture. Furrows may be drawn with an ordinary swing-plough to a depth of from 8 to 12 inches and 15 inches wide, to be cleaned out with a spade, in order to provide a free run for the storm-water. In some situations underground draining is necessary—earthenware tiles, box-drains, stone or French drains, and in some cases deep cuttings are made to carry off the surplus moisture. These are filled with logs and covered with brushwood (in order to prevent the soil running through), and then filled in. This is a very rough way of doing the work, and while such drains will take a deal of water off the land, the tile drains have been proved to be the most profitable, and, it is only fair to say, also the most expensive to put down. But once laid they are “everlasting.”

The settler, if the choice of country is permitted, should settle on stringy-bark (*Eucalyptus obliqua*) land. This is usually light loam on the surface, which renders the working easy, with a sub-soil of rich granular clay—ideal for fruitgrowing. Many orchards have been planted on the poorest soils of the State, and are doing remarkably well, the land having been built up by the addition, in the first place, of good lime (50 to 60 bushels, newly burnt, to the acre), followed by the turning under of green crops and the intelligent application of artificial fertilisers. Where marl is obtainable it would be well to add 25 to 30 tons per acre, to be ploughed in before the trees are planted. In all cases care should be taken to remove as far as possible all roots, those left being a menace to the young trees, harbouring as they do the spores of several varieties of fungus that are injurious to plant life.

All trees left standing near the fence should be ringed, a strip of not less than 1 chain in width being treated. This will allow light and air to reach the orchard in fairly even quantities at all points.

THE AGRICULTURAL INDUSTRY.

By H. J. COLBOURN, Government Agricultural Expert and Chemist.

CONDITIONS.

The facts which determine agricultural conditions in Tasmania are, as in other countries, chiefly climate, soil, the cost of labour, and available markets.

CLIMATE.

The climate of Tasmania, for salubrity and agreeableness, takes front rank in respect of its influence upon both the human subject and farm stock, notwithstanding the fact that it is somewhat variable in character. Speaking generally, it is bracing, and is particularly favourable to those who have resided long in hot climates; also, the great age frequently attained by those who have formerly immigrated from the Old Country is ample proof of its beneficial effect upon the human constitution. Extreme cold is unknown, and very hot weather is seldom experienced, nor is it of long duration when it does come. The nights, even in the summer, are almost always cool and invigorating, whatever the temperature may have been during the day. In winter little protection is afforded to stock, and not much yard-folding is practised, animals being allowed to graze in the open, frequently without access to any shelter whatever, a system which has nothing to recommend it but that cheapness which is so often false economy; for, notwithstanding the comparative mildness of the winter, much damp and stormy weather is often experienced at this season, and stock would come out in much better condition in the spring than they generally do if shelter and a little extra food were afforded them.

No country, except perhaps New Zealand, is so well adapted for the rearing of stud stock, a branch of the agricultural industry which those who have a taste for it, together with the necessary capital and judgment, might follow with great advantage and profit.

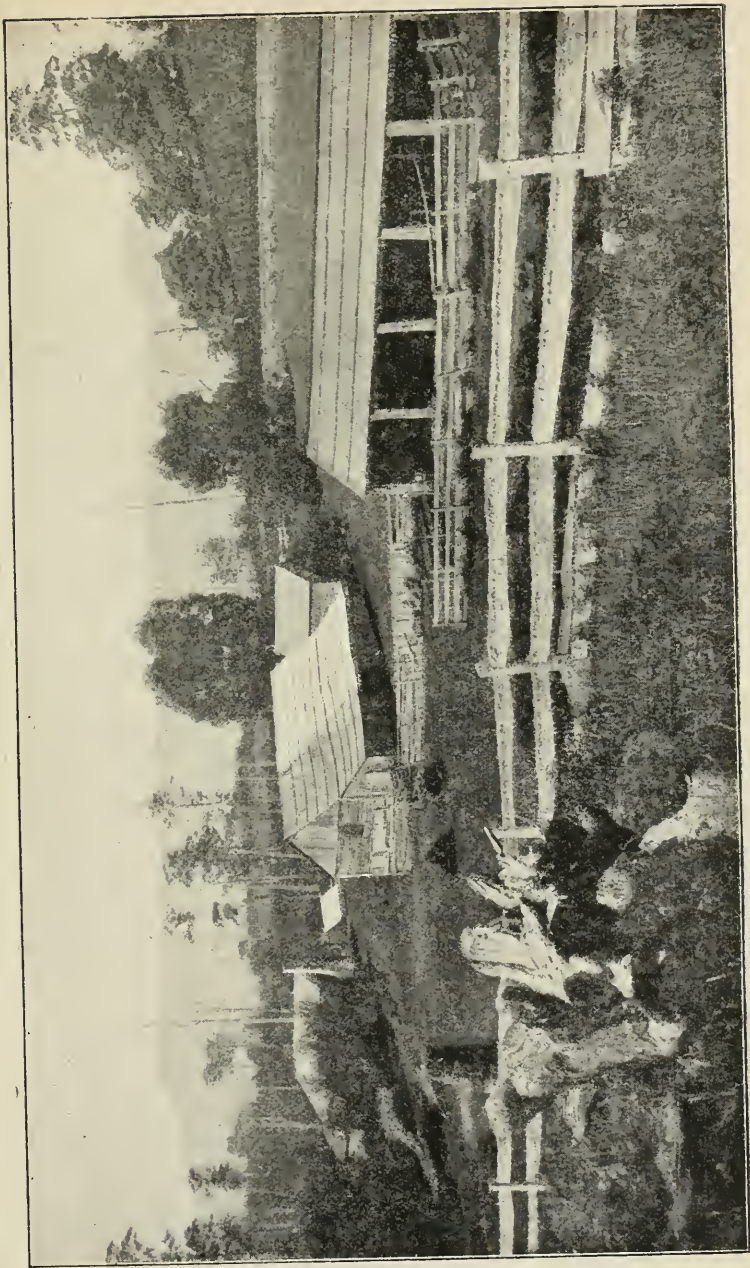
The high prices frequently obtained for Tasmanian-bred rams and the admitted superiority of the wool of this country over that produced in the States of the mainland point to the equability and salubrity of its climate.

The rainfall is usually ample, but owing to the diverse physical conditions of the country it varies greatly locally. Dry seasons occasionally occur, but prolonged spells of drought, such as occur upon the mainland, are unknown. Speaking generally, the rainfall is light upon the east coast of Tasmania, becoming progressively heavier until a maximum is reached upon the west side of the island, where any long continuance of dry weather is rarely experi-

enced. Tasmania is upon the whole a breezy climate, especially in the summer months, and the winds which frequently occur then exert a great evaporating power, which is liable to dry out the surface soil unless surface-stirring is practised for the purpose of moisture retention. The greatest cold in winter time is experienced upon the elevated plateau forming the centre of Tasmania, where snow is frequently experienced at that season, though it does not lie long upon the ground. In this region late spring and summer frosts sometimes occur, rendering the growth of potatoes and other tender crops risky, though in other respects this section of the country is upon the whole dry and particularly healthy to live in, as is shown by the medical advice frequently given to consumptive patients to take up their residence in it.

SOILS.

The soils of Tasmania are very variable, ranging as they do from those of the highest fertility in the basaltic districts of the north-east and north-west coasts to the poor and rocky sheep pastures of the midlands and east coast. Much land, however, which was at one time looked upon as not worth the trouble of cultivating has been brought into successful tillage, and much land of similar character remains to be dealt with for mixed agriculture in the comparatively cold Midland districts, or for fruit where warmer conditions prevail. The surface soils in most parts of the country are light in texture, but are frequently characterised by a strong clay subsoil found at a varying depth of from 6 inches to 2 or 3 feet. The division of the surface and subsoil in these circumstances is frequently very sharply defined, and further scientific investigation is needed to fully account for the condition. The subsoil clay when examined is found to be in a non-flocculated or highly colloid condition, in which state, if stirred up in water, it remains suspended in the latter for days together. Clay thus physically constituted washes away very easily, and would consequently be carried by rain off the surface layer of the soil, leaving the latter destitute, or nearly so, of clay; or it might be conveyed to lower depths as the water sank downwards. Then again, in countries with a dry summer climate, earth-worms do not come near the surface to deposit their casts, and thus bring about an equalization of the texture of the soil, as they do where sufficient moisture prevails. Here then we have another possible factor in the case, though the colloid condition of the clay has probably most to do with it. This is further confirmed by the general deficiency of lime in Tasmanian soils, lime having the property of flocculating clay, thus rendering it less liable to be carried off by water. A simple experiment proves this, for if a small quantity of freshly-slaked lime is mixed with water turbid with suspended clay, the latter will go down in a few minutes, leaving the water clear and trans-



A PIONEER FARM AT MOLE CREEK.

parent. The surface soils are for the reasons mentioned light in texture and easy to work, but are liable to dry up quickly. In the case of a farm where I took a number of samples of soil for analysis the surface soils had a large amount of clay in their composition, and it was interesting to note that both these and the subsoils contained an unusual amount of lime in their composition, the existent condition in this case bearing out the action of lime in preventing surface denudation. The beneficial action of lime upon soils in this particular, and in promoting friability where, as in the case of clay soils, this is desirable, is being more and more recognised in Tasmania, though, on account of the cost of this material, the conviction is not always acted upon as it should be.

Limestone formations of great thickness and high-grade character exist in Tasmania at many points more or less convenient for distribution, and great efforts are being made by the Department of Agriculture to impress the farmers and orchardists with the importance of using lime on their land, in order that a demand may be brought about for this material and thus an inducement be offered to those willing to undertake the work of burning or grinding the limestone. Experiments undertaken by the Department of Agriculture have proved the utility of ground limestone upon the soils of Tasmania, the chief drawback so far to its use being the difficulty experienced in getting the whole of the material ground to a sufficient degree of fineness to be economically used. Efforts at improvement in this direction are being made, and no doubt an article of better value will before long be prepared.

Soils that have been long under cultivation are frequently found to be very deficient in organic matter or humus, the decomposition of the latter proceeding with far greater rapidity than is the case in damper climates. The fact that very little farmyard manure is made and applied to the land in Tasmania is one reason why the humus content of the soil is not maintained; also the wearing-out of this important constituent is the chief cause of the soils in the older-settled districts losing that healthy physical texture which alone enables them to better resist the effects of prolonged drought and to keep up a sustained yield of produce. The non-housing of stock in winter, previously mentioned, and the slovenly methods of cultivation practised in too many cases having charged much of the long occupied land with noxious weeds make it apparently unnecessary, on the one hand, to produce farmyard manure, and, on the other hand, undesirable, if the land is not to be further stocked with pests, as clean straw for litter is not always easy to obtain. There is also the question of labour, so that the replenishment of the soil with humus by means of farmyard manure, which is the chief means of doing this in the countries of Europe, cannot be practised to any large extent in Tasmania. The only really economical means at hand, therefore, to effect the renovation of the soil is the ploughing in of green crops or the laying down of the

land to rough pasture for as many years as the case may demand. The depredations of the grass-grub make the laying down of land to grass for more than three years a risky business except in the more humid districts. The crop to be ploughed in should be leguminous, in order that the soil may be enriched by the atmospheric supplies of nitrogen which this class of plants is able to appropriate, provided they are furnished with an adequate supply of mineral plant food. The system of green-crop manuring has long been carried out by the leading orchardists, but so far has commonly been neglected by the ordinary farmer, who considers the practice wasteful, forgetting the greatly increased productive power of his soil for several years which would result.

The value of deep cultivation of the soil as a means for moisture-conservation and obtaining an increased amount of plant food is not much recognised in this country, or, at least, acted upon as it should be. The recent introduction of explosives for use in underground tillage appears likely to be productive of good results, but not much has been done in this direction as yet. Draining, too, needs more attention than it commonly receives. Probably the use of explosives would be a cheap means of improving the subsoil drainage of the soils of Tasmania.

UNALIENATED LANDS.

The unalienated fertile districts of the country are for the most part very heavily timbered, and where this is the case the clearing involves much labour, and it is long before the land is sufficiently clear of logs and stumps for tillage operations to be carried on, except in a very rough way. Land selectors generally, however, prefer sections covered with the original timber rather than those which have been partially cleared by timber selectors, who take the best trees and leave only those which are useless, and which are equally hard to cut down, but make no return for the trouble; whereas a supply of good timber, if near enough to a road, considerably helps out the first expenses of clearing.

CROPS.

With regard to the crops usually grown, it may be stated that on account of the low prices which have ruled for some years for wheat, this cereal is not grown to the extent that it formerly was. Oats are more in favour owing to their better adaptability to the soil and climate, and to the fact that, if desired, the crop can be cut for hay, which, during the South African war, was extensively grown for export, though, of course, the demand for fodder of this description has much diminished. The Algerian oat is much cultivated, as it not only yields a good crop of forage for hay, but may be grazed for six weeks or two months prior to making its growth for the main crop.

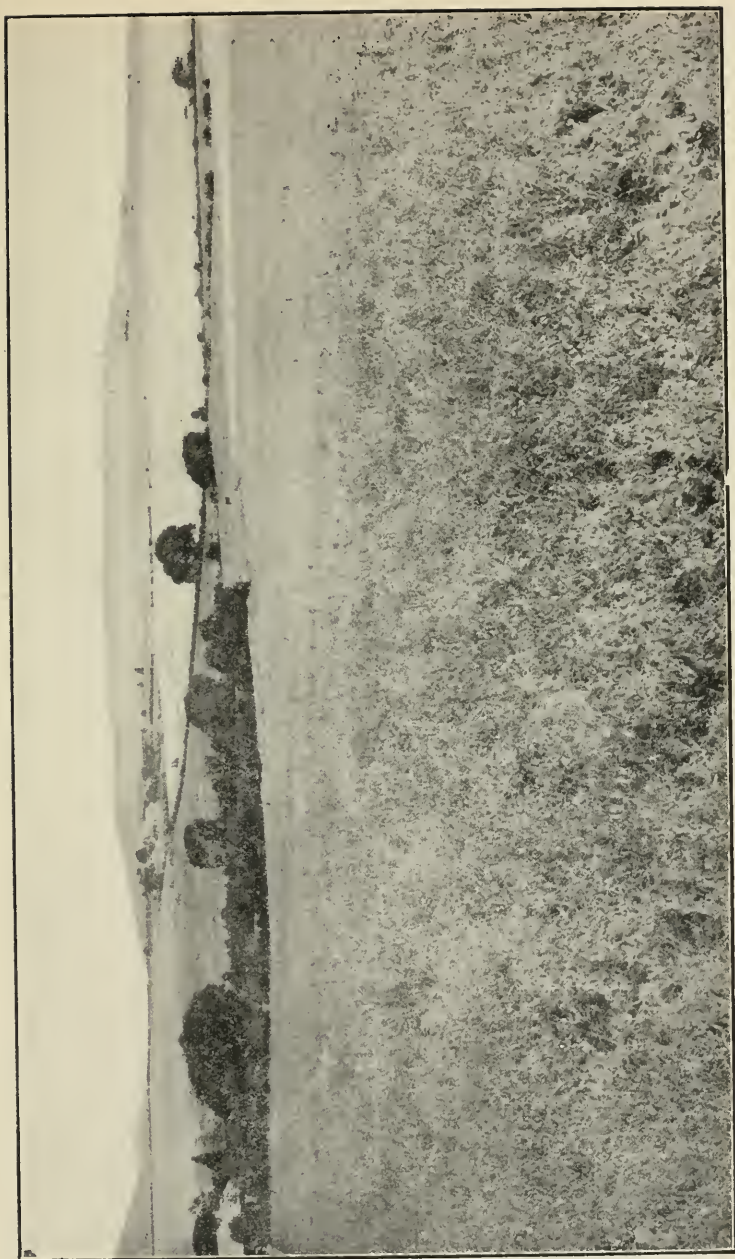
Barley, except for fodder (and for this purpose the Cape variety is used), is not grown to the extent that it might be, and probably will be, with the increased development of the brewing interest. The best samples only, of course, are required for malting, and the difficulty of disposing of grain of inferior colour probably deters many from the risk involved in growing it. Such barley is often, however, excellent food for stock, and if the high value of barley for this purpose were recognised, much more of it would be utilised in this way. As a staple food for the production of bacon and pork of the best quality, barley meal stands unrivalled; and if more of it were used, the quality of Tasmanian bacon would be greatly improved, the too-prevalent system of using peas for pig-feeding conducing to hardness of the lean. Then, again, poultry are capable of disposing of barley as grain or meal with great advantage, so that its uses in this connection, and as a food for other classes of stock, should make no question of its great utility.

Liming the soil would probably make much difference to the yield of the barley crop, and would tend to improve its quality for malting purpose. Barley prefers a free-working soil, and lime promotes this condition; it further liberates potash from its combinations in the soil, and potash increases the quantity of starch present in the grain, an important consideration where the production of malt is concerned.

FORAGE CROPS.

The soils and climate of Tasmania, as well as the depredations of certain pests, make the profitable establishment of permanent pastures almost impossible in all but a few favoured districts. It becomes necessary, therefore, to grow rotation forage crops. Owing to the mildness of the winters, forage crops, if got in early, produce a heavy yield quite early in the spring, provided the soil is in proper condition. Especially is this the case after a summer fallow, when the soil has become charged with nitrates. Doubtless the same result might be achieved in a more economical way by the appropriate use of nitrate of soda or sulphate of ammonia, thus avoiding waiting a whole season, as must be the case where fallowing is adopted. Maize, as forage, is becoming increasingly popular with cow-keepers, affording, as it does, an abundance of succulent food, at a time of year when this is otherwise scarce. This crop, however, cannot be depended upon to ripen its grain in Tasmania.

The mangel is a root which grows well in this country, and is commonly allowed to remain in the open ground throughout the winter, instead of being clamped in pits, as in England. Whether this plan conduces to the ripening and proper development of the feeding properties of this root is open to question; and as the opinions of farmers differ greatly upon it, this question merits further investigation. In any case, upon suitable soils a good crop can be obtained, which cannot be said of the turnip, which, owing to its liability to aphid attack, in some seasons is not a very safe



PEA CROP, SORELL.

crop. The cold districts of the midlands suit the latter root, where appropriate soils happen to prevail, as in the Mt. Seymour district, near Parattah.

Peas do well in Tasmania, and are extensively grown, being a good preparation for corn. This crop, on account of its high nitrogen content, is eminently suited to the production of mutton and wool, and should be used more systematically in connection with the sheep farming industry than it is.

The horse bean is not often planted, owing to its liability to aphid attack.

Tasmania is famous for its potatoes, which are grown chiefly upon the basaltic soils of the North-West Coast, and in the Scottsdale district. Some localities where potatoes were once grown with success refuse now to grow them remuneratively. In those days the soils of such places were in the virgin condition, and abounded with organic matter, the physical and chemical effects of which seem favourable to the potato; it being a well-known fact to practical agriculturists that the potato crop is generally a success upon freshly-broken-up grass land, or upon soils where a green crop has been ploughed in. The depletion of the soil of its available potash may also help to account for the falling-off in production.

AGRICULTURAL DISTRICTS.

With reference to the branches of agriculture which characterise particular sections of Tasmania, it may in the first place be broadly stated that fruitgrowing, especially the apple and small fruit, is the leading industry of the south of the island; sheep-grazing, of the elevated and more rugged midland districts; whilst mixed farming, in which the potato is the dominant production, is characteristic of the north, north-western, and a considerable portion of the north-eastern sections. The extreme western part of Tasmania, comprising about a third of the whole State, is mainly devoted to mining or timber, and has not been, as yet, opened up for agricultural purposes, except in a very limited way, which observation applies also to the south-western corner of the island.

To speak of particular districts, we may start in the south, and first notice the splendid apple-growing country of the Huon, in which this fruit is considered to grow to perfection, the cool moist nature of the climate seeming to favour its development in a high degree. The fine waterway of the estuary of the Huon River, which is navigable for large vessels a considerable distance, and for the smaller local steamers some 15 miles, is a great feature of this district, which has the capacity for large developments in the future. This river flows into D'Entrecasteaux Channel, an important route by sea to Hobart, which is sheltered by Bruny Island for more than 30 miles to the mouth of the Derwent, so that a comparatively smooth passage to the metropolis can be secured all the year round, whilst the climate experienced upon the adjoining

lands is very equable and pleasant. Small-fruit growing characterises the D'Entrecasteaux Channel district, but good apple and other orchards abound in it; and it is one offering great inducements to those desirous of embarking in fruitgrowing. There is a road connection, *via* Mt. Wellington, from Hobart to the Huon, and some very good orchard country is to be found adjacent to it.

Near Hobart attention may be called to the splendid apple and apricot orchards of Glenorchy, than which it would be difficult to find any better managed or more productive.

With reference to the extension of the applegrowing industry, it may be stated that large areas exist in the country of what appear, from their surface indications, unproductive soils, but which are often found to grow apples well with some assistance from fertilisers. *Such soils, however, to ensure a satisfactory result, should have a clay subsoil approaching the surface.* It is true that very good orchards exist on almost pure sands, but these are of great depth, and readily allow the roots of the trees to go down to the permanently moist regions of the subsoil. Quite the largest apple tree I have seen in this country, and one in excellent bearing, was growing in one of the Tamar River orchards, in over 9 feet deep of nearly pure sand. Apple trees grown on land of this description occasionally develop a tendency to die at the top, the immediate cause of this dying being a fungoid disease. Whether this disease is brought about in the first place by irregularity of the water-supply, to a want of proper aeration of the soil at the considerable depths to which the roots of the trees pass down, or to want of balance in the supply of the essential ingredients of plant food, does not seem to have been determined. A liberal liming of the soil with an application of sulphate of potash to trees so affected would be worth trying. It is considered by experts that there is ample scope for the further development of the apple-growing industry for many years, especially if greater facilities for carriage can be brought about.

Across the Derwent, east from Hobart, is the fine Sorell district, devoted to mixed farming, through which is the land connection with Forestier and Tasman Peninsulas, both historically interesting and picturesque, but as yet not much developed agriculturally.

The rainfall of the Sorell district is rather light, the climatic conditions tending towards those of the East Coast, but further south, upon the Peninsula, the rainfall becomes ample, and this, together with the mild climate, affords great promise for the development of the dairying and fruit industries in that part of the country, access to which will be greatly facilitated by the cutting of the Ralph's Bay Canal, shortly to be undertaken.

The East Bay Neck Canal, which permits the passage of small vessels, now separates Forestier's Peninsula from the mainland. This new waterway is a great improvement in the sea connection between Hobart and the East Coast of Tasmania; and will doubt-

less lead to considerable developments in the latter quarter before long, especially in the way of fruitgrowing; the climate of that part of the country being warm, and less subject to frosts than other parts of Tasmania. Indeed, Messrs. Jones & Co., of Hobart, have a considerable area of orchards recently planted out, which appear to be doing very well.

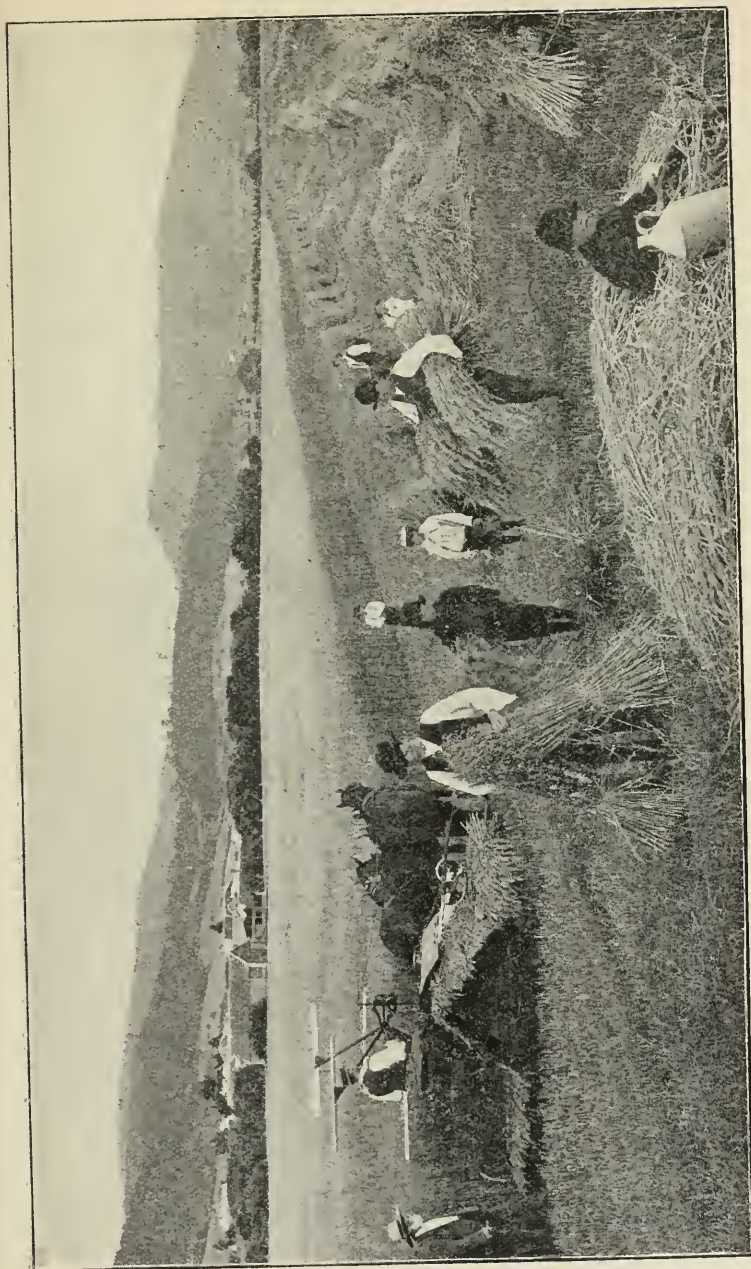
Diverging from the main line railway at Bridgewater, a branch line runs in a westerly direction through the Derwent Valley, one of the longest settled and prettiest districts to be found in the country. Fruit and hops are largely cultivated here, and irrigation is practised more extensively than elsewhere. The Derwent Valley branch line of railway has been recently continued from Glenora, the former terminus, to Russell, a few miles further on, from whence it will eventually, in all probability, be extended to the West Coast.

Ellendale is reached by road from Russell, passing through Fentonbury. A number of hop plantations, with some orchards, exists in this section of the country. The district is well watered, but the water requires to be utilised more systematically than appears to be the case at present, in order to produce the best results.

The Apsley district, also traversed by a branch of the main line of railway, is devoted to corngrowing, and, to a less, but increasing extent, to fruit.

From Brighton Junction, on for some 25 miles, a good deal of mixed farming prevails, and at Colebrook some useful agricultural country exists, both near the station and farther off in some of the valleys hidden among the hills, which appear in the distance.

Farther on towards Parattah the country becomes broken, elevated, and cold in the winter. Blocks of very fair land, capable of cultivation, exist, and the Mt. Seymour district may be mentioned as containing useful farming land; also the Mt. Pleasant district, which lies a few miles back from York Plains station, may be mentioned as being successfully brought in for closer settlement. The severe frosts which are liable to occur quite unexpectedly in the spring and summer months renders the culture of anything but distinctly hardy crops hazardous in this part of the country. Dairying and the growth of cereals, roots, and forage crops offer the best promise of success. The surrounding country is mostly sheep pasture, which gradually opens out into cultivated country as the descent is made from Campbell Town north, until the fine open corngrowing district is reached, which extends from Evandale to the confines of Launceston, and westward through Longford and Westbury to Deloraine. All this section of country is comparatively flat or gently undulating until the Western Tier Mountains are reached on its southern boundary. Owing to long settlement it is now denuded of most of its timber; also all the land worth considering has long since been taken up, and only improved farms are available.



HARVESTING AT COLEBROOK, COAL RIVER VALLEY.

East from Launceston lies the fine agricultural country in which are situate Scottsdale and Ringarooma. The soil about Scottsdale is very fertile. Potatoes are largely grown here, and are of splendid quality, usually, it is said, topping the market for value. The uncleared land abounds with much heavy timber. Some intervening poor granitic country separates Scottsdale from Ringarooma, which is also a very fertile district, colder, however, than Scottsdale, and with a more humid climate, which conduces to the growth of fodder crops, and makes Ringarooma a stock-raising and dairying country. Ringarooma is well watered, and Mr. A. Conlon, the capable dairy expert for Tasmania, considers this locality one of the most promising in the country for developing a good dairying industry.

The recent extension of the Scottsdale line of railway to Branxholm must greatly accelerate the agricultural development of this valuable section of the country.

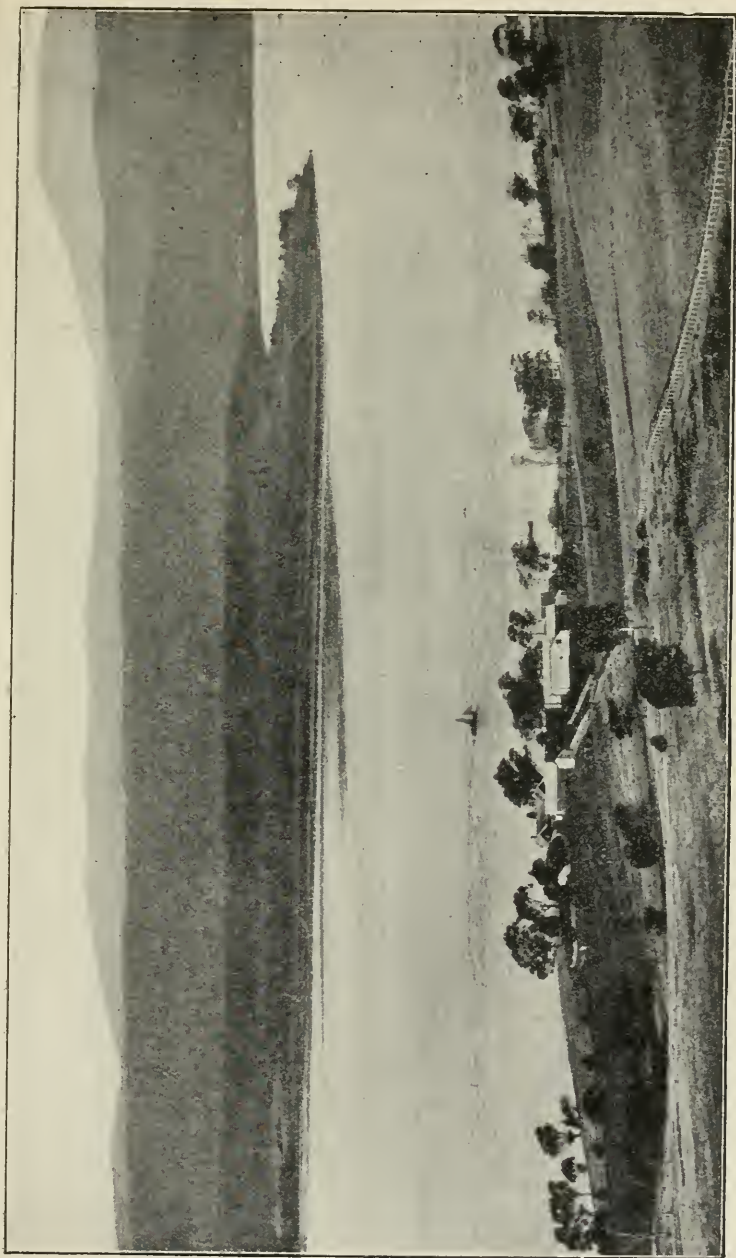
The Piper's River district, which lies towards the north-east coast, and is not far from Scottsdale, contains some very useful farming country, and is good for dairy work, being well watered.

From Launceston to Bass Strait flows the splendid Tamar River, which is tidal, and accommodates the traffic of the interstate steamers. It is not adapted for the large steamers which call at Hobart in connection with the apple trade, but the rapid development of apple orchards upon both banks of the Tamar River will, it is expected, very soon necessitate the establishment of a deep-water port of call somewhere near its mouth. The convenient local water-carriage, the pleasant climate, and the high quality of the fruit produced by the orchards already established, makes this district a very attractive one to would-be settlers from the mainland or India.

Westward of the Tamar lie Glengarry and Frankford, with some rather broken but very useful patches of agricultural country; some of it being good enough for hops, but on the other hand much of the soil is of moderate fertility and requires some assistance from fertilisers. Frankford is hilly, but has a fair amount of fairly flat land in the valleys. This district is rather cold in the winter, owing to its elevation, but is well watered, and adapted for dairying. Apple-growing is likely to attain some development here, and good orchards already exist. There is plenty of scope here for settlers of the right class, and the locality is one of considerable promise.

From Evandale through Longford to Deloraine is found the largest extent of comparatively level land in the country. This country has been long settled, and cleared of its timber. Some good farms are found here, but it is probable the yield of crops of this section of country would be greatly enhanced by liming, draining, and the more efficient application of fertilisers.

At Deloraine the recently-established State Farm and Agricultural College are situate. The farm has been well selected, and



A FARM ON THE RIVER TAMAR.

when the college (which is attached to it) is in working order (which it shortly will be) an opportunity which has hitherto been lacking in this country, will be afforded to young men coming out from England of acquiring a practical and scientific knowledge of their vocation before settling down to the pursuits of agriculture and orcharding.

Between Deloraine and Ulverstone we get a splendid agricultural district, broken here and there, but for the most part composed of rich volcanic soil, capable of growing any crop for which the climate is suitable. Sheffield lies high, and is rather cold in the winter, but possesses a very rich soil. At Railton, lower down, extensive deposits of carboniferous limestone exist, and some excellent lime is burnt at Mr. J. Blenkhorn's kiln, about a mile from the station. The thriving township of Devonport is very conveniently situated for shipping much of the produce of this fine district, and is developing very fast. Numerous flourishing townships abound in the neighbourhood of Ulverstone and the River Leven; and Castra, North Motton, Gunn's Plains, and Riana may be cited as possessing a soil of splendid quality, and still covered with much heavy timber. Potato-growing is the staple industry of this section of the North-West Coast.

West of Ulverstone the country is broken and patchy until the Emu Bay district is reached, where is situate the port of Burnie. Some good soil is found here, and along the coast to Table Cape and Wynyard. The greater rainfall of this section makes it good grazing and dairying country; the latter industry being now well established in that part of Tasmania. Also some useful farming and grazing country exists towards Circular Head and Stanley, where settlement is steadily progressing.

GENERAL.

Speaking of Tasmanian agriculture, upon the whole, it may be taken that the industry is at present in a prosperous condition owing to the good prices obtainable for all classes of produce when in a sound condition. It goes without saying that things would be vastly better in connection with it if superior methods of practice were in vogue generally; but too much cannot be expected where so large a proportion of those engaged in agricultural pursuits are drawn from such varied ranks of the community as they are, many with no previous knowledge or experience of the occupation at all. The State Farm, previously mentioned, by providing a place where theoretical and practical instruction can be obtained, should do much if properly patronised to remedy this state of things. Three years ago considerable alarm was experienced upon the invasion of the North-West Coast by the potato disease, and this led to a considerable curtailment of the area devoted to this crop. Not much complaint is to hand this year (1914) of the

pest in question, which is, of course, attributable to the dryness of the seasons since that time, damp, muggy weather being pre-eminently favourable to the dissemination and growth of the germs producing it. In Great Britain, where the disease is permanently established, its depredations have always varied from year to year in accordance with the weather prevailing at critical periods. It is now successfully combated there by spraying, an operation which was not at first very popular with the Tasmanian farmer, but the practice of which is now gaining ground, it being recognised as the only means of making sure of the safety of the crop, which it usually does, if the operation is properly carried out.

Attention to dairying, stock-raising, and other branches of mixed farming is desirable in order to rest the land from too much potato cropping, which is detrimental both in quality and yield to the latter crop, besides in time getting the land into a permanent state of impoverishment. The superior knowledge and experience required to carry on mixed farming probably hinders the progress of the latter, as compared with potato-growing, which can be carried out by any one who can master the arts of digging or ploughing, and who has a soil of fair fertility to work upon.

There seems no doubt that the agricultural situation of Tasmania compares favourably with that of any other of the Australian States.

The virgin soils of this country seldom require the application of manures at first, but some assistance from these becomes necessary sooner or later; and the use of fertilisers, especially those of a phosphatic nature, is very rapidly increasing in all the long-settled districts. Bonedust is the favourite manure, but superphosphate, guano, Thomas' phosphate, and potash are now largely applied. Except for hops, nitrogenous fertilisers, such as nitrate of soda and sulphate of ammonia (unless as constituents of other manures), are not much employed, principally, it would appear, on account of their heavy cost; though from the great influence exerted upon most crops, except those of the leguminous order, by small quantities of these concentrated fertilisers, it would generally pay to use them. A lack of knowledge of the proper use of artificial manures prevails amongst the farmers of this country, and this frequently leads to waste.

A great deal of country is very hilly, and frequently too steep for cultivation. Between the hills narrow sequestered valleys of great fertility often exist, and extend for considerable distances. Such valleys are usually intersected by a good stream of water. Tasmania is undoubtedly a well-watered country, and compares very favourably in this respect with Australia. It can hardly be doubted that much of the potential water-power now running to waste in this country will, in the near future, be utilised for motive and irrigation purposes.

STATE AGRICULTURAL BANK.

The Parliament of Tasmania has passed an Act known as "The State Advances Act, 1907," and its amendment.

This Act was introduced into Parliament by the Hon. D. C. Urquhart, Treasurer of the State, and is designed to assist selectors who hold land on the credit-purchase system to improve their holdings. Shortly after the Act was passed three trustees were appointed. The present trustees are Messrs. E. A. Counsel, Surveyor-General (Chairman); H. E. Downie, Commissioner of Taxes; J. W. Whyte, Recorder of Titles. Mr. F. Lovett is manager. The following is a copy of a circular which has been issued by the trustees, and will afford information to intending borrowers:—

"THE STATE ADVANCES ACT, 1907."

(7 Edw. VII. No. 20 and 3 Geo. V. No. 53.)

Conditions upon which Advances will be made to Persons holding Land on Credit-purchase from the State of Tasmania.—Conditions upon which Advances will be made on Freehold Country Lands.

Application forms will be forwarded to the address of any person who holds land on credit-purchase, but intending applicants are requested before applying to read carefully the following conditions upon which loans may be obtained:—

1. Amount of each loan to be not less than £25 nor more than £500.
2. No advance shall exceed one-half of the amount actually paid to the Crown in respect of the land held by the borrower under purchase upon the credit system, plus one-half of the present value of any improvements upon such land.
3. The rate of interest is 6 per cent. per annum.
4. After five years the borrower will begin paying off the principal, and can extend the repayments over 25 years; provided that the advance may, at the option of the borrower, be repaid at any time sooner than is provided, and in larger instalments.
5. Advances may be made for any of the following purposes:—
 - (a) Payment of liabilities already existing on the holding.
 - (b) For carrying on agricultural, dairying, grazing, or horticultural pursuits on the holding.
 - (c) Making the prescribed improvements on the holding.

(d) Adding to the improvements already on the holding.

All applications for loans and other correspondence should be addressed to—

“The Manager, Agricultural Bank, Public Buildings, Hobart.”

6. The valuation fee must be paid by the applicant whether the loan be granted or not. The fees will be as follow:—

	£	s.	d.
Not exceeding 5 miles from residence of Inspector	0	15	0
Five miles and not exceeding 10 miles from residence of Inspector	1	10	0
Ten miles and over from residence of Inspector	(Special terms to be arranged.)		

Regulation under “State Advances Act.”

16. The following scale of costs and fees payable in connection with mortgages under “The State Advances Act, 1907,” is hereby fixed:—

Mortgages under “The Real Property Act” and its Amendments
(to be deducted from the advance).

Law costs of perusing title, preparing and registering mortgage in all cases, Ten Shillings and Sixpence.

With cash disbursements.

Mortgages under the General Law—

Law costs of perusing title, preparing and registering mortgage (to be deducted from the advance)—

	£	s.	d.
If advance does not exceed £100	1	1	0
Exceeding £100 and not exceeding £500.....	1	11	6
Exceeding £500 but not exceeding £1000 ...	2	2	6
With cash disbursements.			

Fee chargeable by solicitor not residing in registration centre for employing agent to register mortgage

0 2 6

Fee for partial or total discharges of mortgage...

0 2 6

Fee for production of title-deeds held by the bank

0 2 6

THE POULTRY INDUSTRY.

By R. J. TERRY, Government Poultry Expert.

In dealing with this important matter one cannot help being highly gratified at the encouraging prospects that open out in whatever direction one turns. Tasmania has a climate more especially adapted for the raising of poultry than any other part of the Commonwealth, for while it is not too cold to retard egg-production, the heat is not of such strength as to diminish the vigour of the birds. For these reasons Tasmania has every probability of becoming the poultry stud farm of Australasia. Her natural advantages fully entitle her to that proud position. And as bearing out this contention, it must be borne in mind that poultry-breeding of the highest quality of birds, both for the production of eggs and for the table, has increased more than a hundredfold during the last few years, and gives ample evidence of what this State could do when the industry has been a little longer established. To further demonstrate this fact, it has only to be mentioned that a decade back Tasmania was an importer of eggs, when wheat was 2s. 6d. per bushel. At that time there was no control over the market, eggs realising about 4½d. per dozen in the glut of the spring months, and up to as high as 2s. 3d. per dozen in mid-winter, which meant that the market was over-stocked, and as at that time there was not much done in the way of preserving eggs, it meant considerable waste and deterioration by the then methods of keeping. On the other hand the high prices in winter checked the consumption. In 1904 a start was made in exporting eggs, chiefly as ship's stores, better methods of preserving eggs were adopted, and these factors have regulated the market, so that now eggs, that are reliable lines, do not drop below 8½d. per dozen in the cities, and that price prevails only for a few weeks. In the year 1911 a commencement was made to supply the mainland markets direct with Tasmanian eggs, and the results achieved have been most promising.

As in proof of this it has only to be stated that this State has exported 150,000 dozen eggs during a twelve-month, and this number could be considerably increased if we had cool storage or collecting depots where eggs could be tested and graded. There have been enquiries for eggs from European countries, and a very promising market exists in portions of Canada and the United States during their winter months. It only requires the depot above referred to to develop this trade. The same remark applies to the export of poultry. Owing to this State's natural climatic advantages, it is enabled to consign eggs to any Tasmanian port without having to undertake a long journey in a high temperature. Further, a very large proportion of the Tasmanian eggs marketed are infertile. This also greatly adds to their keeping

qualities, with the result that eggs from this State rank high on the mainland markets. As the climate on the mainland must always be against the carriage of eggs, we in this State should have an increasing asset in this direction. Quite apart from this export to the mainland, we have a growing trade with the boats calling at the port of Hobart.

Producers have to remember the great advantages of dealing with the mail boats. For instance, Tasmania will not be able to supply all the requirements of all these steamers for some time to come. They will take all the surplus eggs and poultry in the market, thus relieving any glut there might be, and helping to



View of Pens, Springvale Egg-laying Competition.

keep the price of their production at a fair and remunerative figure. By doing their business in this way it will save all risk of striking a bad market, payment of commission, freight, &c., while their returns are cash. When the happy time comes round that Tasmania can produce a surplus over and above what the mail boats require, then there is the London market and mainland markets to fall back upon.

To give an idea of what Tasmanian poultry is thought of in the Old Country, it has only to be repeated that the Leadenhall and Smithfield merchants reported that the first trial shipment from this State was the best frozen poultry received from any part of the world suitable for the requirements of the London market. One

firm alone in consequence offered to take 3000 chickens per week for four and a half months in the year at highly remunerative prices. But it must not be forgotten that the shipment was not a sample of the class of poultry that is running on the average farms of the State, but was sent from the Government Poultry Farm, where it was prepared by me with a full knowledge of what was wanted, because of my experience gained in London. But it goes to show that high-class poultry can be produced here; and by doing so, payable returns will result.

As regards egg-production, the immigrant will find that it is far more profitable than in the Old Country. There is not any cheap foreign labour to compete against. Eggs of equal quality are higher in price than in England, while food in normal years is cheaper. Further, during the last few years owing to the interest taken in competitions, several strains of Tasmanian fowls can be depended upon to lay from 180 to over 200 eggs each per annum with right management, and there is a steady improvement in this direction. For the experienced poultry fattener and dresser really good prospects are in view here for supplying not only this market but the mainland with high-class table poultry.

In the past a set-back to the industry was the want of a training ground where those desirous of embarking in the industry might get a thorough practical grounding, but with the advent of the State Farm students will receive thorough instructions in all branches. It is also probable that special instruction in this department will be given.



Muscovy Ducks.

THE CULTIVATION OF THE APPLE IN THE ISLAND OF TASMANIA.

By L. A. EVANS, Department of Agriculture, Hobart.

This calling when understood is an extremely attractive one to cultured people. It can be entered upon at almost any period of one's life, the main reason being that the apple-tree is a passive object, yielding slowly but surely to the treatment it receives, or retrograding only gradually from any immediate neglect. Fruit-growing allows ample time to seek advice upon any of its phases, as contrasted with the immediate demands made upon the dairyman and stockowner. In this respect, therefore, the business of apple-culture can easily be understood to carry an attraction for some temperaments. Moreover, the sight of the blossoms first showing pink, and when fully open, is a truly beautiful one, and the many delicate shades of colour in the mature varieties of pomes possess a charm over and above their intrinsic monetary value.

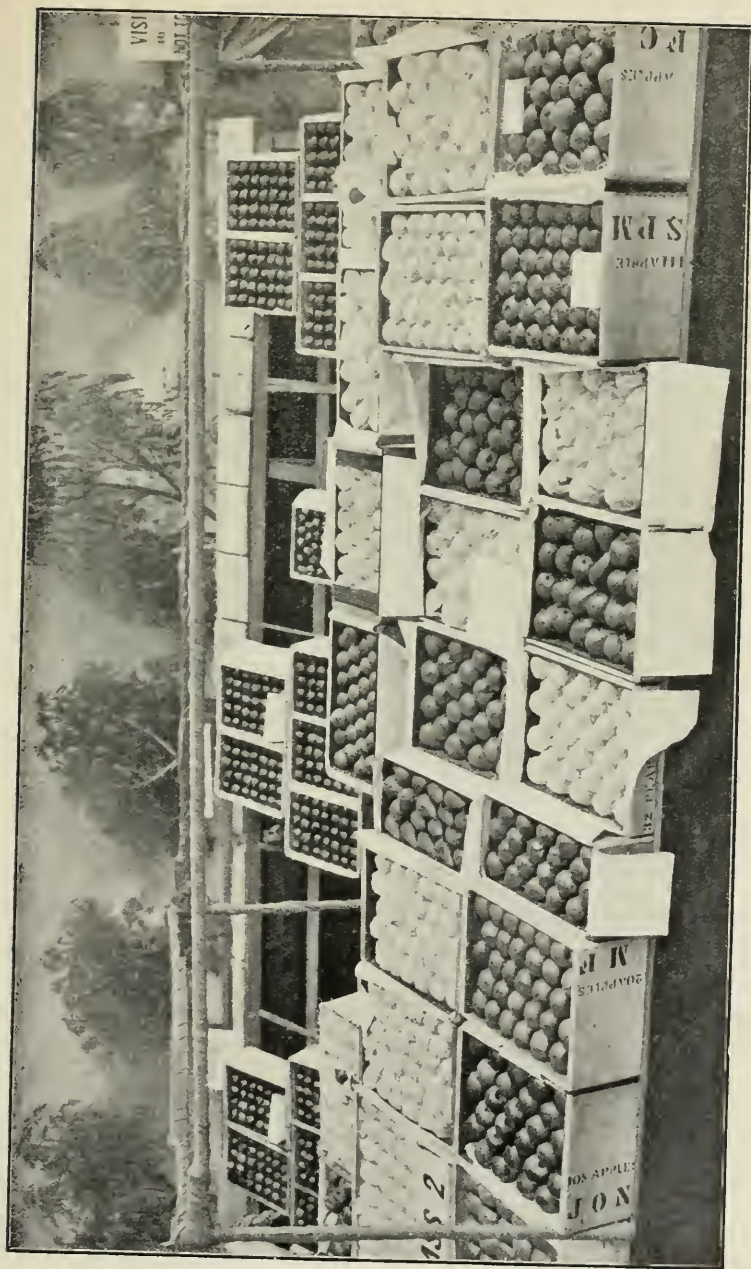
Approaching the subject of an orchard proposition from an aesthetic point of view, either in conjunction with or apart from its fiscal value, there is in apple-growing in Tasmania a wider range of choice than perhaps in any part of the Southern Hemisphere. In the first place, the landscape beauties of the country are of the highest order. The innumerable picturesque bays and inlets on the coastline of the mainland, as well as the numerous islands, offer a choice to the most fastidious person. Then, again, for those who prefer rural sites instead of coastal ones there is every variety of situation and environment. Owing to its geographical position and the fact of its being an island of numberless beautiful aspects, the question of soil selection hardly enters into the business at all. Of course, there are odd places where iron in the soil, or fine siliceous matter, gives rise to what are locally known as "cement bottoms," which have their counterpart as "hard-pan" in England; but the former are the result of chemical action rather than mechanical. A few inquiries in the proper quarter will either result in learning where such places are likely to exist, or the advice given, to first of all dig down a few feet into the soil in several places on the area proposed to be selected or purchased. If as a result of such delving no special resistance is met with, little fear of future trouble need be entertained. For the information of those at a distance it might be as well to explain that "cement bottoms" give no surface indications of their existence, but after the lapse of four or five years from planting, the roots being unable to penetrate this barrier, the trees give visible signs of not thriving. It must not be supposed that these conditions are widely prevalent, but still "forewarned is forearmed."

When digging into the subsoil its nature can be noted, and this leads up to the extremely interesting problem as to what is the best soil on which to plant the apple.

A prominent man in the apple trade, when asked the cost of clearing land suitable for planting fruit-trees, replied: "Tell me the cost of removing the timber, and I will give the soil's value for growing apples." This remark illustrates a general impression in many parts of the State, particularly the older and southern portion. The following lines have been written with a view to throwing light on this question. In some districts where the rainfall is heavy, the resulting timber-growth, especially where the underlying soil is clay, has assumed gigantic proportions. This has given rise to the theory that big timber indicates rich land, and that areas so selected will be fruitful as regards the production of good crops of fruit over an indefinite period. But analysis of the proximate constituents of any vegetable matter when green reveals the fact that moisture and the elements which make up the atmosphere are the factors giving rise to luxuriance in vegetation. The mineral matter in the ash, whilst indispensable, is present in comparatively infinitesimal amount. Hence one is inclined to the belief that the idea of big timber being indicative of rich soil is not altogether warranted in all circumstances. By rich land is meant soil capable of growing high-grade apples over an extended period.

We now approach a highly interesting point in this fascinating subject. If the owner of stringy-bark (*Eucalyptus obliqua*) country is asked for an expression of opinion as to the rich chocolate lands, he will invariably state that they are not suited to grow apples on, as the inherent fertility of a volcanic soil (decomposed basalt) results in the tree "running to wood," and not fruiting. Now, when asked to discuss the relative values of soils other than basalt, he contends that the bigger the timber the more fertile the soil, owing to the presence of clay beneath, and the more valuable it is to give revenue as an apple orchard. Fertility in the case of the chocolate (basalt) soil is unsuitable—the tree will run to wood—but fertility in the direction of securing a clay subsoil is to be aimed at. The question need not be further dilated upon except to record that one of the finest orchards the State possesses is on the rich volcanic soil arising from the disintegration of basaltic rock.

Furthermore, there are instances where the highest-grade apples are grown on sandy soils. The owner of one orchard, when asked by the writer as to the nature of the soil in his orchard, replied that it was a sand. On being questioned further he stated that he had dug at least 10 feet in depth, and was still in sand. This particular orchard is not far from the ocean, and no doubt the material necessary to provide the mineral matter of the apple is derived from the shell debris originally supplied when the orchard

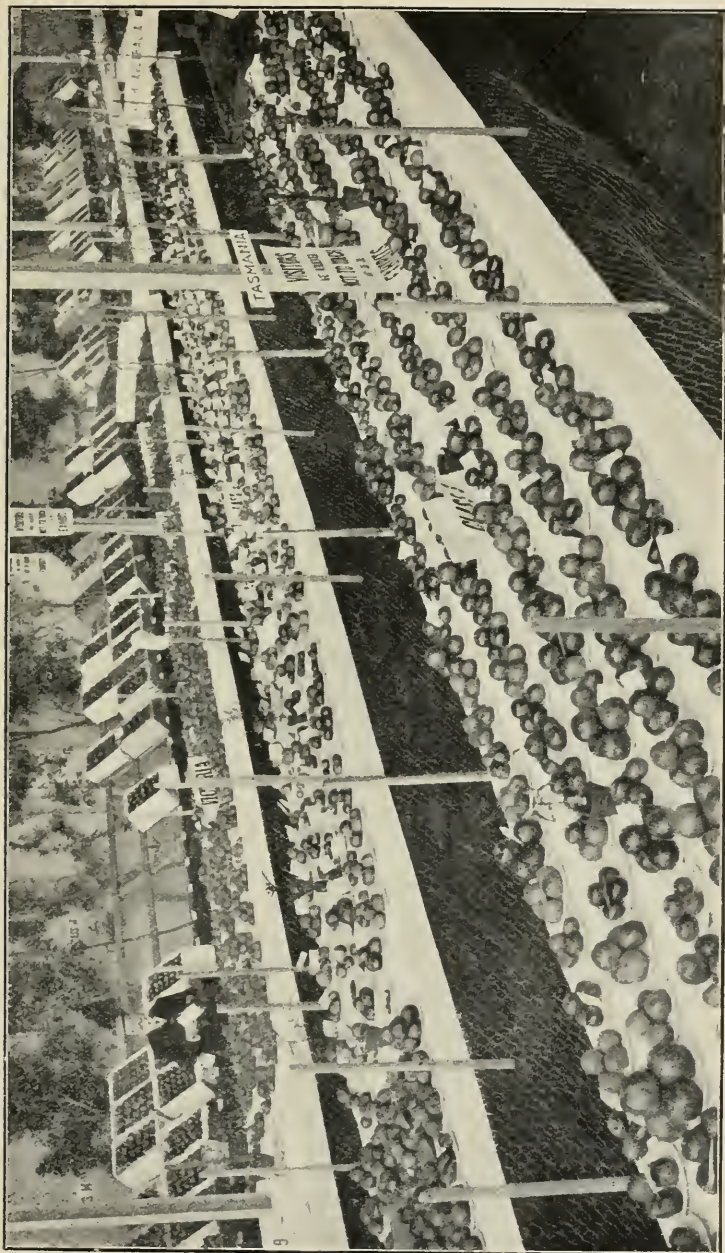


SECTION OF FRUIT IN CASES, FRUIT SHOW, HOBART, 1914.

area formed part of the ocean bed. Another remarkable instance of a similar character to the foregoing was cited by a well-established orchardist, to the effect that if he dug 5 feet down in his orchard he came upon fresh water, and that although planting apple-trees was considered risky he did so, and to avoid the sandy soil blowing away he only scratched immediately round the young trees. As the trees grew the outer rows acted more or less as a breakwind to the remainder of the orchard.

The foregoing is of particular interest, because so many people are wedded to the idea that a clay subsoil is indispensable for successful orcharding. Methods consecrated by years of practice yield slowly to the changes brought about by the results of experiments, and ideas once conceived are difficult to dislodge. Provided the cost of bringing the land under cultivation, either in respect to the removal of timber, transport charges, or freeing the soil from rocks and stones, is not too great, the conditions in respect to apple-growing in Tasmania appear to be such that no hard-and-fast rule can be laid down, or no class of land rejected as unsuitable to produce fruit of high quality. Of course draining, sweetening (liming), and shelter-planting will require to be carried out on many selections; but, generally speaking, where draining is necessary the cost of removing the timber growth is very little, for the simple reason that the standing water has been inimical to the production of the large trees found on naturally-drained soils. Regarding the planting of shelter-belts round exposed sites, it may be pointed out that the Monterey pine (*Pinus insignis*) is a very fast grower in this country, and that thousands of seedlings can be raised on a tiny plot of ground. To any one who desires to do so, the raising of pine-trees for a breakwind is a mere bagatelle as regards cost, but their value when, say, 10 years old, and even earlier, to protect the orchard is inestimable.

Before leaving the question of site as regards soil-selection, there is one other point to touch on. Unless the close proximity of moisture to within a few feet of the surface, such as referred to in a previous paragraph, is indispensable to successful fruit-culture in the absence of clay in the subsoil, then the "clay-bottom" theory is in danger of being exploded. To support this latter contention we have the fine orchards on chocolate lands where neither "fresh water" in the sense previously cited, or clay as generally understood, is in evidence at all. Of course a sandy soil requires "feeding," which is accomplished in littoral districts by burying sharks and kelp or other seaweeds, and also by green-manuring, which means growing such crops as legumes and ploughing in the vegetable matter at about flowering time, so that it will decay and form humus, which yields its nutritive properties slowly by oxidation and the agency of bacteria, as well as increasing the moisture-holding capacity of light lands. At any rate, approach the subject of soil-selection from any standpoint you like, and the fact



COLLECTION OF FRUIT, FRUIT SHOW, HOBART, 1914.

remains that there are orchards in this State yielding the finest of marketable fruit situated on sandy areas and chocolate loams, besides those owned by the adherents of the "clay bottom" theory. The whole secret of the apple's successful culture here appears to be the *favourable climatic conditions*. The question as to whether the best results will be obtained on sand, clay, or volcanic rock is merely one of management. The tendency to early fructification on poor soils with a light rainfall can be checked by building up the soil by ploughing under green crops and the employment of irrigation, whilst the opposite tendency of a tree to assume gigantic proportions on rich soils, or in districts enjoying a heavy rainfall throughout the year, can be restrained by scientific pruning. It is one of the fascinations hinted at in the opening paragraphs of this article that a tree will slowly but surely respond in whatever direction desired by judicious pruning, just as readily as the ship on the ocean answers to the dictates of the man on the bridge.

SELECTION OF DISTRICT FOR ORCHARD.

So much, then, for the question of the best soil. It is now time to discuss where the orchard shall be purchased or the land selected for planting. It will simplify this difficult and delicate subject if we endeavour to handle the proposal analytically, and for this reason it may be well to arbitrarily divide the State into fruit centres, and comment on each very briefly in turn. The several areas may be set forth in the following order:—

Huon (including Ranelagh, Huonville, Lovett, Franklin, and Geeveston).

South Bruny and D'Entrecasteaux Channel (Gordon to Pearson's Point).

Glenorchy (including Kangaroo Valley).

Bagdad Valley.

Derwent Valley (including New Norfolk, Macquarie Plains, and Glenora).

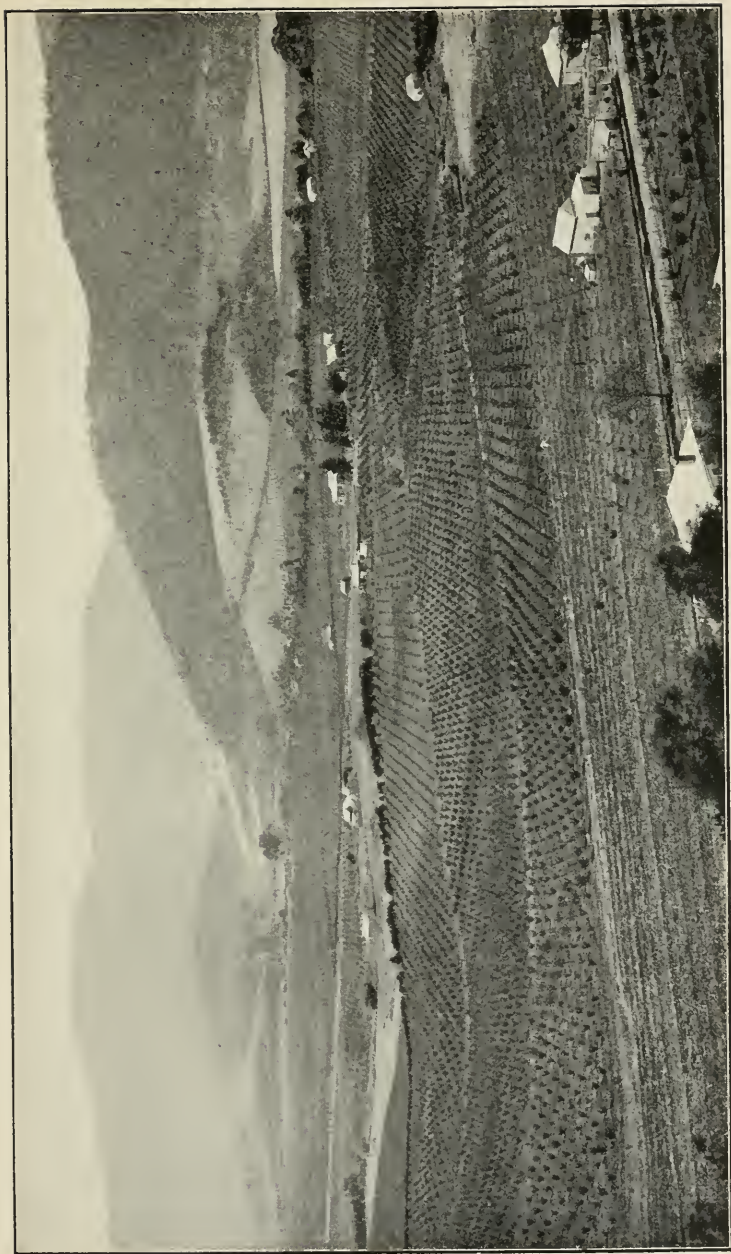
Tasman Peninsula (including Triabunna).

The North-East (including Lilydale, Scottsdale, Scamander, and George's Bay).

The Estuary of the River Tamar.

Mersey Valley (including Spreyton, Latrobe, Devonport).

It must not be imagined that these centres include every area where fruit is being grown or can be grown in Tasmania. There are several what might be termed detached areas, such as Bismarck, South Arm, Kingston, Bellerive, Lindisfarne, &c. The question of altitude seems to resolve itself into not attempting to grow apples at an elevation much higher than 1000 feet above sea-level. The orchards at Dysart in the Bagdad Valley are on this mark, and produce fine fruit. No mention is made in the above



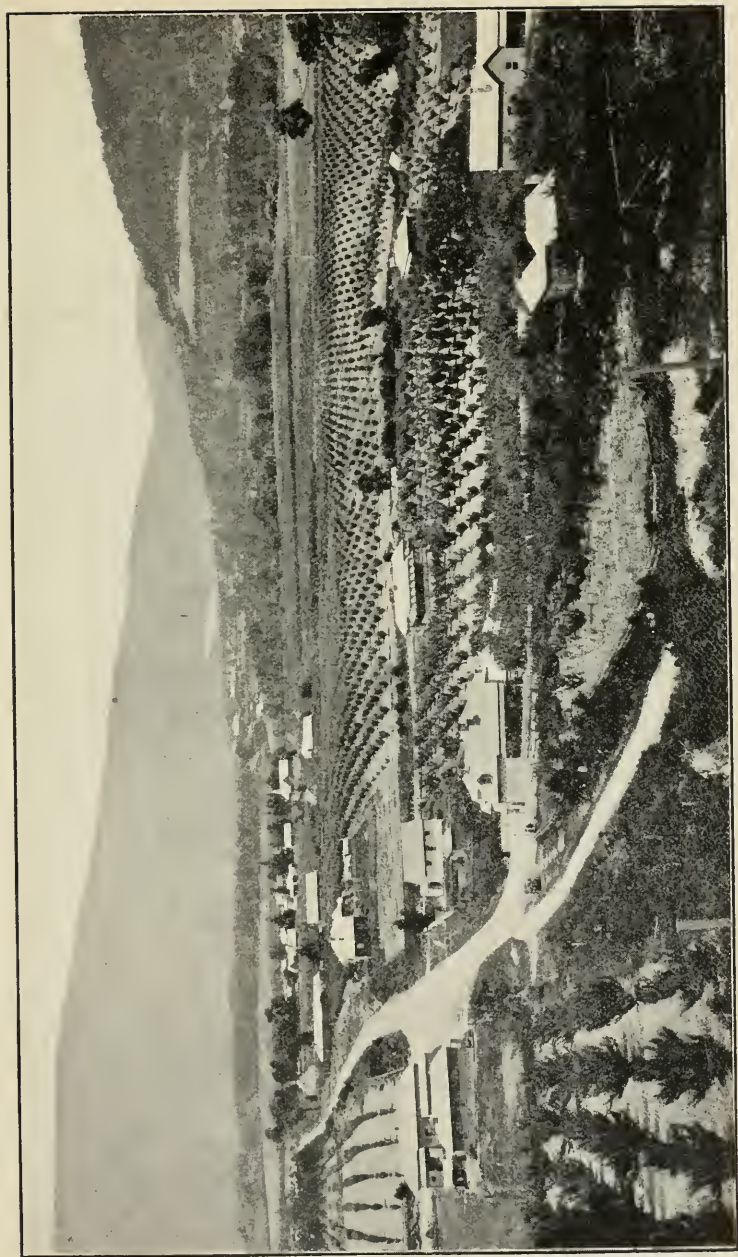
APPLE ORCHARDS, BAGDAD VALLEY.

list of the movement of the Van Diemen's Land Company at Stanley in the extreme north-west, where 1000 acres are in course of being planted. This demonstration when an accomplished fact will extend the possibilities of fruit-production here into the realm of the illimitable. It is to be an orchard proposition on a class of country which can be cleared for a few pounds per acre, but which requires thorough drainage. There are hundreds of square miles of this land not far from Stanley, from where fruit, when grown, can be shipped.

The question which a reader of this publication will probably find arising to his lips is that of the cost of starting an orchard, and the nature of the environment, if such a movement were attempted at any of the foregoing centres. The matter of cost will be handled later on, and a few hints as to the surrounding conditions may be acceptable.

The Huon District.

Starting with the Huon, the residents at the different centres in this belt are largely sons of pioneers who were no doubt attracted by the timber possibilities. They have done sterling work in their struggle to win wealth from a comparatively unwilling soil, and owing to the heavy rainfall this belt enjoys some remarkably heavy yields have been obtained. The banks of the Huon are more and more being dotted with orchards, while for aquatic pastimes the river can hold its own with any stream in the Commonwealth. The outlying ranges, including the famous Hartz Mountains, Adamson's Peak, and the "Sleeping Beauty" or "Huon Belle," together with the lesser peaks, on a still summer morning present a scene of dazzling beauty which no pen can justly portray. It is in the winter months (June to August), when the westerly winds with slight hail rattle round, that the Huon is not as pleasant as it might be, and on occasional mornings for a few hours fog hangs over the upper reaches. These latter conditions are not a general state of affairs climatically; still, when exception can be taken, it will fall under these heads. From October to May the Huon is as good as one could wish it to be; from June to September, in the writer's opinion, it is not as pleasant as several places in this State, say, 100 miles further north. No doubt residents in Great Britain would wonder what is meant by recording differences of degree between places situated in an island much smaller than Ireland, bearing in mind the severity of the winters in the Old Country, but without hinting at the various climatic idiosyncrasies, as they may be termed, it is difficult to know how to paint a picture of life in the different centres. It is very hard to alight upon the correct shade of meaning to convey an adequate representation of what a newcomer would find.



ORCHARDS AT HUONVILLE AND RANELAGH.

South Bruny and D'Entrecasteaux Channel.

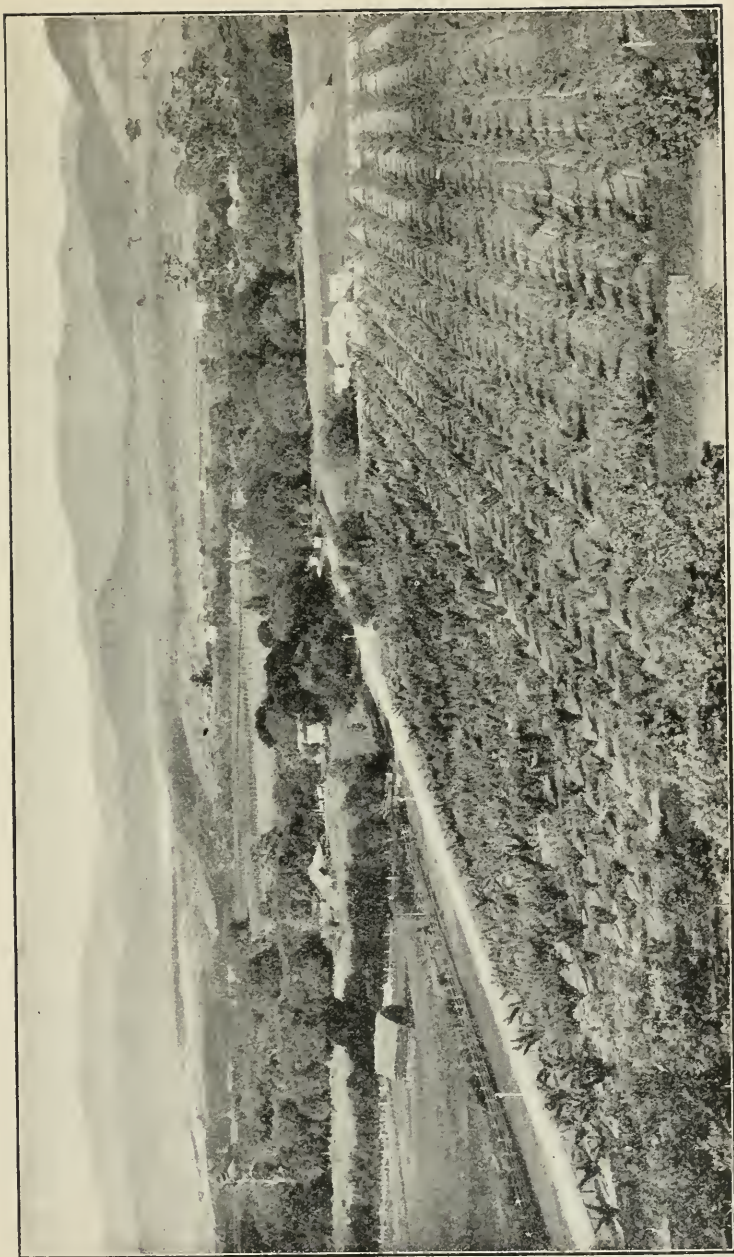
The D'Entrecasteaux Channel links up the Huon River with the Derwent, where Hobart, the capital, stands, 12 miles from its mouth. The Channel, as it is generally called, is much nearer by water to Hobart, and its shores are studded with charming villas. The views from the surrounding hills are beyond description. South Bruny, where orchards are coming into prominence, shelters the southern and eastern side of the Channel, and this place must be visited and seen for itself. As a yachtsman's paradise, the Channel has no counterpart in the Southern Hemisphere, unless it be the Amazon. On both sides of any centre between, say, Gordon and Mills Reef, there are 50 miles of lovely, landlocked lake-like waterway; generally speaking, bold water to the very banks, and ranging from 1 to 4 miles in width. The rugged grandeur of the surrounding hills, the dainty little bights and anchorages, together with the smooth water, will some day be duly appreciated. One is loth to leave the Huon and its environs, as it carries happy memories of long ago, but space will not allow full justice to be done, nor can anything short of an actual visit give any idea of its many attractive aspects. The late Mr. Peter Barr—the "Dafodil King"—was much taken with the scenic beauties of the south-eastern corner of this island.

The Glenorchy District.

Glenorchy is a small suburb of the capital, where a fine quality of fruit is grown. The land here is beginning to carry an enhanced value, owing to the fact that the city is extending in that direction, and building is going on apace. One small orchard of 4 acres gave over 1000 bushels of apples to the acre for some years, but it is now played out. Hop-culture is carried on in a small way at this centre. Orchards extend right on to South Bridgewater, and there are many fine sites to be purchased.

The Bagdad Valley.

A short distance from Hobart by rail, say 20 miles, brings one to the Bagdad Valley. A nice little centre, English in character, is Bagdad, but it enjoys a lighter rainfall than the Huon, and yields are not so heavy. There is a sprinkling here of professional men from the capital who own orchards. Bagdad holds the proud position of possessing an orchard for which the highest price on record was given. The amount stands at considerably over £200 per acre. This must not be taken as the general price which must be given for orchards here, but it is an accomplished fact and worth recording. People who desire to be away from the ocean breezes might consider this centre as most favourable, but many growers prefer water-carriage for their fruit.



FRUIT AND HOP COUNTRY, BUSHY PARK AND MACQUARIE PLAINS.

The Derwent Valley.

New Norfolk, Macquarie Plains, and Glenora are situated in the upper part of the valley of the River Derwent. Here many thousands of fine acres of orchard lands can be seen, but it is not possible to convey an adequate portrait of this magnificent country. The last bend of the Derwent approaching New Norfolk is considered pre-eminently picturesque. Here the waters of the Derwent, and higher up the valley those of its tributaries, are employed for irrigation purposes both for fruit and hops. The several branches of the Shoobridge family reside in this part, and their name has long been associated with advanced horticulture. Like the Huon at Huonville, and the Tamar in some of its reaches, the Derwent at this centre encourages a little fog on still days in winter. The fine plantations and palatial residences here are indicative of what apple-growing can afford.

Tasman's Peninsula.

Before proceeding to the northern end of the island it would be well to briefly note what Tasman's Peninsula is capable of, as there are many hundreds of acres of suitable land yet to be employed in this vicinity. Some phenomenal yields have been taken off a small patch at Nubeena. The Peninsula will always remain historically of importance owing to its past. Here the tourist finds Port Arthur, Eaglehawk Neck, with the Blowhole, Tasman's Arch, Devil's Kitchen, Tesselated Pavement, &c. Much activity is being displayed on the foreshore of Norfolk Bay, a large inland sea, where our warships go for ball practice. Orchards are being extended in several directions, and its proximity to Hobart assures it a fine future. A few miles higher up the coast Messrs. H. Jones & Co.'s orchard of 300 acres at Triabunna is linking up the outlying centres with profitable fruit-production.

The North-East.

At Scamander and Georges' Bay, now mainly of interest as watering-places where bream and other fishing is enjoyed, fruit-culture is coming along. The mild climate produces a very highly-coloured apple, and there are thousands of acres still the property of the Crown near St. Helens (George's Bay). A good rainfall (29 inches) is enjoyed, and the soil being largely decomposed granite, results in an apple of firm flesh and well adapted for carriage to distant markets. Some day in the not far distant future the North-East will command high attention as a fruit-producing area.

Travelling west from George's Bay the orchards at Scottsdale and Lilydale come into view. The highest-grade apples are grown

at these places, and there is plenty of room for newcomers. Scottsdale flourishes on the rich basaltic soil arising from decomposed volcanic rock, which is brick-red in colour, and the vigorous trees if rightly pruned centre their activities in the direction of heavy yields. Colour might be dubbed the dominant feature of apples grown in this belt, and it remains to be seen whether the still milder climate at St. Helens will not produce a better apple in this respect. So far, judging from what has been grown at Scamander and George's Bay, the growers at Lilydale will require to maintain the highest standard of cultivation.

The Estuary of the Tamar.

The Tamar is the next and perhaps the greatest difficulty met with in endeavouring to do even scant justice in a brief description of the orchard land Tasmania possesses. Fruit-growing on its banks was practically unknown 10 years ago, and now there are over 4000 acres planted. In 1908 there were only 724 acres. Modernity is the main characteristic of this movement, both in regard to system and management. In another decade or earlier the Tamar will be a scene of great activity, when the ocean-going steamers call for fruit at Bell Bay. This estuary has a foreshore of at least 100 miles. River scenery of a very beautiful character goes in with the selection, and already its banks have been embellished by the presence of comfortable homes, picturesque gardens, and, what should be of greater import, cultured people. There is no desire to mislead or to enlist improperly the attention of those at a distance by setting forth the above, but it must be admitted that the lower reaches of the estuary of the Tamar have a longer foreshore (shore-line) for residential houses with orchards than the estuary of the Derwent, and as visitors have informed the writer that the view from the Springs on Mt. Wellington is equal to the best Swiss scenery, then residents in the Northern Hemisphere can form some idea of the natural beauties to be enjoyed in the smallest state of the Commonwealth.

The Mersey Valley.

Last, but by no means least—in the opinion of some, first of all—we approach the Spreyton district, where apple-culture is making a distinct forward movement. Latrobe, Spreyton, Railton, and Devonport will in the near future produce many thousands of cases of high-grade apples, and as the port of Devonport is adjacent there is every natural facility. Perhaps nowhere else in this State will there be found so many retired Anglo-Indians as within a stone's throw of Devonport. This fact, combined with the rich surrounding country and all the enjoyments of modern life, should exert a strong attraction to newcomers.

THE COST OF ESTABLISHING AN ORCHARD.

This is not as easy as it may seem to put on paper. The price of land varies according to locality, and the timber it may carry will increase the early outlay. However, the following figures dealing with a 25-acre block and a 100-acre orchard are authentic and from two different sources. They will guide the man at a distance, and it might be advisable to point out that one man, if he knows his work, can attend to 10 acres of full-bearing land. He may want a little help when the rush of picking is on:—

<i>Twenty-five Acre Orchard.</i>		£
Twenty-five acres at £20 per acre (ready for the plough	500	
Fencing, packing-shed, and cottage	350	
Five thousand trees at 70s. per 100	175	
Planting 25 acres	15	
Five years' cultivation, pruning, &c., at £4 10s. per acre	560	
Interest on outlay for five years at 5 per cent. compound interest	370	
Unforeseen expenses	30	
Total		<u>£2000</u>

The returns from the fifth to the seventh year may fairly be calculated to pay the orchard expenses on the outlay. From the tenth year onward the annual return from the orchard should be at least 6000 bushels. These, at the moderate estimate of 2s. 6d. per bushel on the trees, give £750; deduct £225 for working (this is calculating at £9 per acre, which will cover cultivation, spraying, and all expenses), leaving £525, from which the annual interest on £2000 has also to be deducted. Thus there would be a clear income of £425. It must not be forgotten that a *bona fide* settler gives his own work, and in the above calculations he would by working himself save £80 a year; in addition, if he has £2000 capital, he would get the interest on the amount invested, or an average of £74 per year, giving him £154 to live on until the orchard came into bearing. It must also be borne in mind that a conservative estimate has been placed on the average yield. Successful growers, and those in specially-favoured localities, obtain more fruit than 240 bushels per acre. Yields of 1000 cases per acre are by no means unknown in some seasons on small areas, up to say 4 acres; but these are exceptional, and it would be safer for intending growers to estimate their returns at 300 bushels to the acre, which, at 2s. 6d. per bushel net, gives the handsome profit of nearly £40 per acre. The average price is given above as

2s. 6d. per bushel on the tree, but many successful growers, by careful attention to packing, &c., and good judgment in marketing, realise higher prices on the average; yet 2s. 6d. is the price a speculator, who expects to make his profit, will purchase at in the country centres.

The following estimate deals with a 100-acre block (note that the grand total is just four times the cost of a block one-quarter in area):—

<i>Estimate of Cost of Land Cleared and Planted Out with Apples on the Basis of 100-acre Plots.</i>		£
First cost of 100 acres of land, at, say, £5 per acre		500
Grubbing, cutting-up timber, burning-off, and clearing land fit for ploughing, at £6 per acre		600
Cost of ploughing and subsoiling, at £1 per acre		100
Two-year-old apple-trees, at £3 per 100, planting out, say, 100 trees per acre (Memo.—Many orchardists plant 140 trees per acre)		300
Cost of planting, including pegging-out, digging holes, &c., at £1 per acre		100
Purchase of four suitable farm horses, at say, £40 each ..		160
Implements and tools for working 100 acres of land, say ...		300
Fencing with wire-netting (four posts to the chain and three round wires), cost of material and erection, at £50 per mile, say		80
Draining with agricultural pipes, inclusive of cost of pipes and labour in putting down, costs £40 per mile. The drainage of 100 acres would altogether depend upon the character of the land and how close the drains are required. Therefore we can only roughly estimate at, say		100
Cost of buildings for manager, workmen, stables, &c., say four four-roomed cottages at £120 each, one manager's house (£250), and stables (£50)		780
Manuring young trees, last three years, with, say, 5 cwt. artificial manure per acre—25 tons at £6 per ton—£150 for three years		450
Horse-feed and cost of keeping, &c., four horses for one year, £100; two ploughman and four orchard hands, at £2 per week, for one year, £624; one manager, per annum, £200; total, £924—for five years, say		4620
Estimated total cost of 100 acres of orchard at the end of five years containing seven-year-old trees		£8090

After the fifth year of planting out—that is, when the trees are seven years old—the orchard should in the sixth year of planting—

out more than pay working expenses, and rapidly increase until the orchard becomes full-bearing in 10 years. Of course, under favourable circumstances, or in an exceptionally suitable locality, the orchard might pay expenses a year earlier than indicated; but it would not be safe to in any way rely upon that, and the writer is of opinion that the above is a fair and reasonable estimate for a block of the size in question. If planting out smaller areas the expenses would very closely proportionate down to small blocks, when, of course, the expenses would be proportionately slightly higher, unless the work was done largely by the purchaser personally.

WHEN TO ARRIVE.

The best period of the year for a newcomer to arrive in Tasmania, more particularly if he intends to embark in fruit-growing, would be about October. This will give him time to have a look round and make up his mind, before the busy season commences, as to where he would prefer to settle. Although a comparatively small island, there is in Tasmania an infinite amount of variety in the several districts which can only be thoroughly understood and appreciated by those practically acquainted with the country. To the yachtsman the south-eastern corner will, with its magnificent waterways, appeal most strongly of all. To those who lean more in the direction of rural tastes, the midlands and central north cannot be beaten, whilst the person who is capable of entertaining himself, and would not feel too lonely in a sparsely-populated community, the east or north-east may be selected. It is impossible to determine for one at a distance where they would be most contented, nor can the foregoing remarks be taken as covering the whole of the distinctive features of each place. To make the meaning clearer: the attractions of the Derwent, the Huon, and surrounding channels, bays, locks, &c., would determine many a person fond of the briny in his leisure hours, but this by no means deprives the orchardist on the Tamar banks of the enjoyment of a 40-mile estuary ranging from 1 to 4 miles in width. In this particular the resident at Spreyton and Devonport would cite the Mersey, whilst the man at St. Helens (George's Bay) has an inlet of 8 miles in length by 4 miles at its widest part abounding in fish and picturesque surroundings.

Having landed in this State, and even having decided where he will settle, it is not considered advisable for the newcomer to straightway invest capital in an orchard. Very little is gained by undue haste in this respect, and considerable disappointment or dissatisfaction may arise after one has got one's bearings. Far better is it for the newcomer to secure a berth for six or 12 months with a practical orchardist, and get the "inside running" of his district. He will be learning the practical side of the work all the time, and, by conversation with his neighbours and perus-

ing the daily papers, gaining knowledge as to prices of land in its various aspects. Considerations as regards schooling children and the proximity of future friends may, if properly determined, give considerable satisfaction in the future, or the oversight of such modify in a great measure the success of making a home in this State. A few hints on the diversity of Tasmania may be of interest to those at a distance contemplating coming here. The generally held most important factor in favour of this State is its climate. Being a small island—some 5000 square miles smaller than Ireland—it is mild and delightful in most parts, particularly near the coast. The eastern centre of the island, where the main railway-line runs, is an elevated plateau rising to about 1500 feet half-way between Hobart and Launceston, where the Merino sheep country lies. Another plateau arises in the middle portion proper, where the altitude is about 3000 feet. Here the lakes of Tasmania are situated—in the Counties of Westmorland and Cumberland. Summer-grazing is carried on here by pastoralists, the stock being withdrawn to the lower levels in winter. The combination of lake scenery, mountain ranges, and the deep gorges revealing the winding rivers near their sources, give panoramas carrying descriptions into the regions of the sublime.

There are no blacks in Tasmania, no foreigners except an odd “darkie” sometimes seen as “boots” at an hotel in the cities. A few Chinese are located at the tin mines at Weldborough on the North-East Coast, and an odd Chinaman or two run market-gardens near Hobart.

This halcyon isle does not receive visits from tornadoes, typhoons, hurricanes, or other violent atmospheric depressions; the presence and comparative nearness of the ocean all round maintains an equable state of the barometer. It receives ample rainfall for all agricultural, horticultural, and pastoral purposes on an advanced scale, and if a visitor is not satisfied with a “fair thing,” he can go to the West Coast, where the mines are, and revel in from 10 to 12 feet of heavenly dew per annum. Tasmania is also most fortunate in getting first call on the gentle ozone-carrying breezes from the south, which in conjunction with the health-giving exhalations from the forests of eucalypts all over the island result in a standard of healthiness unequalled in the Southern Hemisphere.

There are hundreds of State schools throughout the island where education is imparted free of cost. High schools, State and private, can also be found in the cities of Hobart and Launceston, as well as colleges for girls and boys, and Tasmania possesses its own university. Of churches there is the widest possible range of denominations.

Briars, blackberries, hawthorn hedges, and all manner of English shrubs, flowers, and trees, flourish as if glad of a change of soil and a better climate; whilst of weeds there are representatives

of almost every family which an Englishman drags about with him wherever he goes.

Bush poets and bush lawyers are scattered about. Golf clubs, football grounds, cricket fields, are met with at every turn, and the votaries of the turf can employ their ingenuity in "picking winners" at any centre throughout the State, but they must be content with totalisator returns, as bookmakers are prosecuted. Women have votes in this part of the Southern Hemisphere. English grasses and clovers flourish here, and English landscape scenery can also be enjoyed. In fact, Tasmania is Old England over again, minus some undesirable features.

A few remarks to the younger members who are thinking of coming this way may save future heartburning.

Don't think you are coming to Tasmania to pick apples off trees in the streets, because they grow in orchards which are in most cases several miles from the cities. Don't imagine a couple of hundred pounds is all you require to set you up in the fruit industry without further effort, because it will not do so; the less capital you have the more work must be done. Don't think it is "infra dig." to take your coat off if it hampers the play of your muscles; no one will make remarks about your being in your shirt-sleeves in hot weather. Above all, please do not, as many have done, begin to teach your employer the second week you have been on the orchard. This has resulted, with one other failing, in getting many Englishmen looked askance at in this part of the world. Work hard the first week, and make up your mind to work harder the second, because the chances are you will not be "fit" at the beginning. Don't take your money, if you bring any, out of the bank until you have been in the State at least six months. Make this a golden rule, and if any one wishes you to break it, don't accept the suggestion.

FRUIT CULTURE IN THE HUON.

(Mountain River Board Report.)

The Huon district is first and last a fruit-producing district, and its climatic conditions favour the production of raspberries and apples to perfection. On a small holding, and by those first starting to carve out for themselves a home in the bush, the culture of raspberries and other small fruits tides them over the first stage. These fruits are most prolific when grown on the hillsides, in gullies, or any sheltered situation. The average harvest brings over a ton of raspberries to the acre. It is usual to only partly clear the land of its original growth of scrub and timber, the planting being done mostly in small patches wherever suitable, the cost averaging from £8 to £10 per acre, including cost of purchasing canes. The average price for this fruit delivered at the various fruit-receiving depots during the past five years has been 1½d. per lb. This culture gives employment to the early settler and his family, but does not leave a large margin of profit beyond actual wages earned; still, it keeps the pot boiling until such time as further improvements are effected and orchards planted out.

The chief industry in this district is orchard farming, and although the bulk of the land is not first-class, it is eminently adapted for fruit culture. Orchards in full bearing average 400 bushels to the acre annually, but this has been exceeded in many instances, much depending on the method of cultivation and manuring, as well as with the successful coping with the various pests that attack both the tree and the crop.

An average orchard in full swing, and in the hands of an experienced orchardist, would yield a net return of, say, £30 an acre as a return to the owner for his labour, but it must be understood that this only refers to orchards that have been planted out for 10 years, for trees cannot be considered to be in full bearing until they have reached that age.

The price of land as selected and purchased from the Government under "The Crown Lands Act" ranges from 10s. to £1 per acre, to which must be added the cost of survey. In purchasing unimproved land from private owners the price will range from £2 to £5 an acre, according to the quality and situation. The area required to make a living from in this district would range from 25 to 100 acres. In purchasing privately-owned land, that which is cleared and fit to plant with fruit trees usually realises from £40 to £80 an acre, and orchards in full profit are worth from £80 to £150 per acre, according to situation; and an immigrant with a capital of, say, £500, might be in a position to purchase a property of from 25 to 50 acres, with a cottage thereon, and with,

perhaps, 4 to 8 acres of orchard coming into bearing, enabling him, with other crops, to live until such time as he has cleared and planted more. With the sum of £2000 an immigrant could probably purchase an orchard farm of 100 acres, with a house and about 10 to 15 acres of orchard in full bearing, also a few hundred acres cleared for cultivation or grass, but much would depend on its proximity to road and water carriage. We would strenuously recommend immigrants intending to take up orcharding in Tasmania not to invest their capital till they have gained some experience in the methods of fruit culture as practised here.



Huon River at Shipwrights' Point.

TASMANIA: ITS CLIMATE AND RESOURCES.

By L. A. EVANS.

THE CLIMATE OF TASMANIA.

Situated sufficiently far southward from the continent of Australia to be outside the baneful influences which large countries have to endure, Tasmania enjoys a mild, equable climate. By reason of its undulating character the choice is offered of the moisture-laden atmosphere at the sea-level or the rarefied invigorating climate of a sub-alpine character. The mere fact that Tasmania is the holiday resort of residents of the mainland during the summer months indicates beyond argument what a valuable asset this State possesses in respect to the climatic conditions which it enjoys.

The beneficial effect derived by persons with delicate constitutions after a few years' residence in this State has passed beyond the stage of conjecture, and from time to time fresh arrivals from the Northern Hemisphere in search of health settle here.

Whether it is judged from the standpoint of its scenery, its climate, recreations, or fertility in respect to farm products, Tasmania is generally acknowledged to take a front rank in the States of the Commonwealth.

THE AGRICULTURAL INDUSTRY.

Cereals of all kinds as well as root crops grow with marked success in most parts of the island. Soils of decomposed basalt, productive in the highest degree, are mainly situated in the North-Western and North-Eastern parts of Tasmania. In the South the hop crop grows magnificently and fruits of a temperate climate have earned a world-wide reputation.

The pea crop is one which is extensively grown and shipped to England. Potatoes and mixed farming have been largely responsible for much of the wealth produced in the past.

A notable feature in pursuing the practice of agriculture in the island is its well-watered farms; streams never giving out, being met with at almost every turn. Tasmania does not suffer from hot, drying winds to any extent, consequently no rapid transpiration goes on, and with a regular rainfall droughts are unknown.

HARBOURS.

Tasmania is well provided with shipping facilities by a number of natural outlets situated all round the island.

The port of Hobart, especially, is unquestionably one of the finest natural harbours in the world. Ships of the deepest draught and large tonnage can steam right up to the wharves, which are situated within a stone's throw of the centre of the city. No other port in Australia can berth and discharge steamers drawing such a depth as can lie alongside its magnificent wharves. The lower reaches of the Tamar and the Huon Rivers are also magnificent waterways for the transport of merchandise. At Burnie, Stanley, Devonport, Ulverstone, Macquarie Harbour, and elsewhere the export of products, mineral and agricultural, has every natural facility.

DAIRYING IN TASMANIA.

There are at least thirty butter and cheese factories in full swing in this island, and the export of butter to England is growing apace. The mildness of the winters, and the natural pastures combined, favour the prospects of dairymen in the highest degree; whilst the certainty of the returns as well as the over-sea markets will undoubtedly place the milch cow in the forefront of agricultural advancement.

POULTRY, PIGS, AND BACON.

The above industries are making considerable headway, and offer a splendid field for investment in conjunction with dairying. Through the medium of competitions in egg-laying the most approved strains of egg-producers are being brought to light.

KING ISLAND.

This is one of the most important dependencies of Tasmania. It is situate in Bass Strait, about midway between the northern extremity of the mainland of Tasmania and Victoria. It is about 36 miles long north and south, by an average of 10 miles wide.

Almost all the land on the island available for selection has been purchased. Many of the earlier settlers have done really well on the island fattening cattle. It is now gradually settling down into a community of farmers, many of whom will go in for dairying.

The population is about 700, and if the land recently selected opens out well, after having been burnt and sown with grass seed, its numbers will soon increase.

It has been decided to erect a jetty on the eastern side of the island. Up to the present the only jetty has been at Currie Harbour, on the western shore.

In the early days of land selection on this island the fattening of cattle was its chief industry, about 2500 head per year being the annual output. Dairying is now becoming fairly established. This is an industry for which the island is very suitable. Grass is very abundant on the western portions of the island.

INFORMATION ON LAND VALUES.

By L. A. EVANS.

In order that correct information on land values in districts where the land has been partially improved by the clearing of the timber and the sowing of artificial grasses may be made available to the public, the following notes on the rural districts in this State are published:—

STAVERTON (SHEFFIELD DISTRICT.)

The land in this district is worth from £3 to £12 per acre, according to the clearing that has been carried out. Peas, oats, and potatoes grow well, but the district is well adapted to dairying and grazing, as it is well watered and grows good feed. It will carry two sheep to the acre in properly fenced paddocks.

BARRINGTON.

On chocolate farms, oats go up to 80 bushels to the acre; potatoes, 8 tons per acre; two acres for a fully-grown beast; two sheep to the acre. The price of land runs from £12 to £20 per acre.

STOODLEY.

Mixed farming prevails, mostly potatoes. Since the Irish blight, blue peas have been very profitable. Land runs in value from £5 to £30 per acre, average price £12. The number of stock on 100 acres—30 sheep, 6 cows, 20 to 30 pigs, and the usual stock to work the farm.

FORTH.

Mixed farming—wheat, oats, peas, beans, potatoes, mangolds, hay, dairying, poultry, sheep. Oats and hay are the most profitable crops. Land is worth from £15 to £27 per acre. Fifty acres is considered the minimum on which a living could be made. The land will graze one beast to the acre or eight sheep on the same area. Uncleared fruit land is valued at £5 per acre; when cleared its value rises to £15 per acre.

RIDGELEY.

Land uncleared is valued at £2 to £4 per acre, partly cleared £10 to £15, whilst cleared land rises to £15 to £20 per acre. There is splendid feed where the land is good and of even quality. The district is well provided with transport, shipping, markets (Burnie and Waratah). The minimum area to make a living off

is considered to be 50 acres. Mixed farming prevails—dairying, grazing, cropping. The best crop is considered to be the potato, which averages 4 tons to the acre. Oats are largely grown, and yield 50 bushels to the acre. Dairying and grazing are extensively carried on; sheep not general in this district. The land will carry one beast to 3 acres; 1 cow to 4 acres—which allows for a little cropping—sheep, one to the acre on good runs.

IRISHTOWN.

Potatoes and oats are the principal crops of this district, taken alternately. The former average 4 tons to the acre. Hay crops give 2 tons to the acre, but good crops rise to 3 tons per acre. Since Irish blight broke out dairying has made great strides. The soil is well suited to cereals, pulse, and roots. First-class land is worth from £1 to £10 per acre, the price depending on situation, amount of improvements, and instalments paid to the Crown, rather than on its quality. Partially cleared land is worth from £3 to £5 per acre. Not less than 100 acres should be purchased as a holding. Grass land will carry one cow to 3 acres; roughly cleared land, one cow to 6 acres, or one ewe and lamb per acre.

KINDRED.

Mixed farming holds sway. Potatoes are grown on the chocolate soil; oats for grain and hay; peas, turnips, and mangolds; the latter to supplement the green feed for dairying, which has made great strides, as witness the establishment of co-operative butter factories at Ulverstone, Burnie, and Devonport. Wheat is only raised in small quantities for home use. All stock enjoy the best of health. Pork-raising as a supplement or adjunct to dairying goes on. Beef, mutton, wool are produced in small quantities. The price of unimproved land is about £10 per acre. Improved areas run from £12 to £25 per acre. The holdings run from 100 to 150 acres, but 50 acres are considered the minimum from which a living could be made. The land will carry one beast to the acre or three sheep to a similar area. The altitude is from 500 to 700 feet. The roads in the district are good.

PRESTON.

Mixed farming. Oats and potatoes are the leading crops. Potatoes yield from 5 to 10 tons per acre; oats from 50 to 80 bushels per acre. It is considered that 100 acres are necessary to make a living off. Bush land is valued at £4 per acre, grazing land at £7 10s., and improved farms at £13 per acre. The land will carry about one beast to 2 acres and one sheep per acre. The grazing land is best suited for dairying.

NORTH MOTTON.

Potatoes and oats are the principal crops grown in this district. Potatoes are planted from June to October. The mild winters allow a continuous supply of fodder to be grown. Partly cleared land is valued at from £8 to £12 per acre; cleared land at from £20 to £24 per acre. Fifty acres are required to make a living on. The altitude of the district is 500 feet.

NEW GROUND.

Mixed farming—wheat, hay, potatoes. Improved areas are valued at from £10 to £30 per acre. From 50 acres upwards are needed to make a living on. Fruit land, uncleared, runs from £2 to £14 per acre, according to situation. £10 per acre will fit fruit land for the plough or planting. Sheep on farms (not runs), two to five head per acre; one beast to 2 acres.

MOOREVILLE-ROAD.

Potatoes are the leading crop in this district. Oats, peas, hay also largely grown. Dairying is carried on here. The land is valued at from £12 to £20 per acre. Minimum area to make a living on, 100 acres. Potatoes yield from 5 to 6 tons per acre, oats 50 bushels, hay $2\frac{1}{2}$ tons, blue peas 40 bushels per acre. This district grows good grass—English, cocksfoot, white and red clover. Turnips and mangolds do well here.

DEVONPORT.

Potatoes, dairying, and mixed farming. Land is valued at £25 per acre. Dairying land from £10 per acre, subject to the clearing done. A good living can be made on 75 acres of red soil and 125 acres of dark loam. Uncleared fruit land is worth from £1 to £10, according to its position. Fruit land newly planted is valued at £30 to £40 per acre. Orchards coming into bearing, £60 to £70, with reasonable addition for other improvements. The land in this district would carry a heavy head of stock, but it is not utilised much for grazing. Crop yields are heavy here.

UPPER FLOWERDALE.

Mixed farming and dairying are carried on at this centre. Potatoes are planted from April to October, and the yield is from 6 to 10 tons per acre. The dairying industry is making headway. Cocksfoot and other grasses and clovers do well, and last in the ground from five to seven years. Partly cleared and cleared farms run from £8 to £25 per acre. Land scrubbed, grassed, and fenced, without further improvements, from £3 to £8 per acre. The land is increasing in value as the metal roads are extending further back. The number of head of cattle the land will carry

varies according to the clearing and grassing done. A fair average would be two sheep to an acre and one beast to 3 acres. If fodder crops are grown the average is much higher. On one of the best 400 acres, with fodder and grass land, there were reared 800 lambs and fattened for market; 400 ewes were fed and 10 cows milked: besides running surplus cattle, horses, &c., to work the farm. Out of the 400 acres, 60 acres were planted with potatoes, oats, &c., for marketing.

TABLE CAPE.

Mixed farming—potatoes, oaten hay, oats, blue peas, wheat barley, in the order named. The district is admirably adapted for dairying and grazing. Uncleared land is valued at about £6 per acre; improved farms, £25 per acre; minimum area to make a living on, 50 acres; fruit land, uncleared, from £3 to £10 per acre; cost of clearing ranges from £10 to £20 per acre. Grass land will carry three sheep to 2 acres, one cow to 3 acres; on scrubbed and grassed land, one cow to 4 acres, if firewood and ferns kept down.

SCOTTSDALE WEST.

This district is admirably adapted for dairying as it is well watered, and grows grass and clovers to perfection. Mixed farming is carried on—peas, oats, potatoes, roots. Drabsoil partially cleared is worth from £3 to £8 per acre. Chocolate soil partially cleared and grassed rises in value from £10 to £14 per acre. The minimum area to make a living on dairying is 100 acres. Clearing land suited for orcharding costs £10 per acre. The land will run two sheep to an acre or one beast to 4 acres.

SCOTTSDALE.

All classes of farming and horticulture are carried on here, but dairying is perhaps the most profitable. First-class cleared farms are worth £20 per acre, and 100 acres are sufficient to make a living on. This price applies also to cleared fruit land of first-class quality close to the railway. Uncleared fruit land can be had for £1 per acre. As much as £100 per acre have been taken off an orchard in this district in one season. Some farms will carry from 5 to 10 sheep per acre; others only one.

LILYDALE.

About 2000 acres, also smaller holdings suitable for orcharding and mixed farming, are available in this district.

AVOCA.

There is not much land available in this district, as it is mostly held as large estates used as sheep-runs, but well adapted for

mixed farming,—hay, wheat, and cereals. Price of land £2 to £3 per acre. Taking the good with the bad land the area required for a holding is not less than 1000 acres. It will carry one sheep to the acre, which number could be increased by cropping.

FRANKFORD.

Grass, dairying, and rearing stock; most profitable farm products, oats and potatoes; price of land from 30s. to £7; minimum area required 150 acres; fruit land, cleared, £7; uncleared, £3 per acre. When fenced against rabbits and cleared would carry four sheep per acre: one beast per acre.

ST. HELENS.

Crown land is available in this district at £1 per acre, first-class; 100 acres scrubbed and grassed sufficient to make a living by dairying. Second-class land is available suitable for fruitgrowing at a cost of 10s. per acre; clearing costs from £10 to £15 per acre. Land can be cleared, fenced, and planted with fruit trees for £20 to £25 per acre. The land will carry when cleared and grassed one cow on 3-5 acres; three sheep per acre. There are nearly 100 acres of young orchard land in this district. Large areas of land near the port are still available. The fruit colours well here. Dairying is carried on at Pyengana, Gould's Country, New England, and Upper Scamander. The cheese factory at Pyengana produces 70 to 80 tons of cheese per annum, and in addition there are large dairymen who do not supply the factory. Gould's Country also possesses a factory. Pyengana is 20 miles from St. Helens. Gould's Country 12 miles, and Scamander 12 miles. The roads are good, and so is the fishing, &c., in this part of the island. There are considerable areas open for selection suitable for grazing. The climate is perhaps as mild as any part of the State. Transport by steamer to Hobart or Launceston at 17s. per ton.

ST. MARYS.

The district is a long-settled one, and there is no land now for sale. The land is occupied mostly for pastoral purposes and dairy farming, but since the railway opened in 1886 cereals are on the increase. The farming community here is divisible into three classes:—

- (1) Pastoralists in the valley of the Break o'Day, who also grow wheat and oats.
- (2) Tenants in the valley who rent portions of the above estates and grow the same cereals.
- (3) Settlers in the hill districts, opened up since the sixties, chiefly by Germans, and who grow enough for their own use, and who sell in the district chiefly.

There is no land for sale here, all available sites having long since been taken up. It is not an orcharding district. Recently very fair land has been discovered in the broken country of hills and gorges, between Mt. Nicholas and Mt. Victoria, which is a heavily-timbered country, and more or less unexplored.

The drawback to the cold plains in this district is the perishable nature of the timber, which consists of cabbage-gum, swamp-gum (the open country variety), and white-gum, all of which suffer from the cold and windy climate, and are continually on the break down, causing a litter, which requires continually clearing up. This militates now, with the high price of labour, against keeping the runs clear. A run, or paddock, cleared up will, in seven to nine years, be just as "dirty" again.

CARNARVON.

Dairying and orcharding are the principal industries on Tasman's Peninsula. Cultivation consists principally in growing fodder for stock. One hundred acres of land is considered a sufficient area to make a living on the good land. There is plenty of land in this district suitable for orcharding; clearing light scrub costs from £5 to £15; heavily timbered costs £25 to clear ready for the plough. Orchards newly-planted cost £40 per acre; in full bearing £100. Scrub land, grassed, the first season will carry a fat beast to the acre, but after two or three years it will take about 3 acres to keep a cow, and about three sheep to the acre. During July, August, and September stock will require feeding or to be turned on to a bush run.

WATTLE GROVE.

Fruit culture is the chief industry in this district. Apples, pears, stone fruit, and berries grow well. Uncleared land runs in price from £5 to £10 per acre; cleared land £40; orchards newly planted £50; in full bearing £100 upwards per acre. Roughly cleared land will carry one beast or five sheep to the acre. If tillage employed this number could be increased. A capital of £2000 should purchase a property with a turnover of between £400 or £500 per annum.

TYENNA.

The hop is the most profitable crop on the river flats. Potatoes and vegetables grow well. There is fine grass country, and the district is admirably suited to dairying. The bulk of the land is held by the Crown, and costs from 10s. to £1 per acre to purchase, and £3 per acre to scrub the timber, ring, and burn-off, and sow with grass. A few settlers will sell at prices ranging from £6 to £8 per acre, which means 3 or 4 acres under cultivation, and from 50 to 100 acres in grass on roughly-cleared land. Small fruits grow well here. The land will carry two sheep to the acre

all the year round, but owing to the rough state of the country each acre is taken up to the extent of about 2 square chains by standing timber, logs, bark, and rubbish. It will carry one beast to every 4 or 5 acres all the year round. Apples grow well, but take the black spot, as no spraying is carried out. If the settler grows hops a small area will suffice for a living; but for mixed farming, which is general, it is considered that from 100 to 150 acres are required to live on.

GLEN HUON.

Land for sale under freehold is rare in this centre. The cost of clearing new land and preparing same for orchard purposes varies from £20 to £25 per acre. Orchards in full-bearing costs from £100 to £150 per acre to purchase. Roughly cleared land will depasture two head of cattle per acre in summer. In winter 3 acres are required to support one beast. Crown land exists at the Denison and Weld Rivers.



Apple Orchard, Lilydale.

RETURN of Land Sales from 1904 to 1913 inclusive.

YEAR.	NUMBER OF LOTS.			AREA OF LAND SOLD.			AMOUNT FOR WHICH SOLD.		AVERAGE PRICE PER ACRE.	
	Country	Town and Suburban	TOTAL.	Country Lots.	Town and Suburban Lots.	TOTAL.	Country Lots.	Town and Suburban Lots.	Of Country Lots.	Of Town and Suburban Lots.
1904... ..	1175	241	1416	acres. 132,629	acres. 1225	acres. 133,854	£ 111,069	£ 9846	£ s. d. 0 16 9	£ s. d. 8 0 9
1905... ..	1273	200	1473	168,749	1384	170,134	99,932	5951	0 11 10	4 9 10½
1906... ..	1014	272	1286	142,732	1853	144,585	75,471	8996	0 10 7	4 17 1½
1907... ..	946	254	1200	124,905	2093	126,998	81,041	7619	0 13 0	3 12 9
1908... ..	1027	222	1249	125,197	1632	126,829	81,972	8083	0 13 1	4 19 1½
1909... ..	1275	226	1501	189,196	2400	191,596	117,429	6689	0 12 5	2 15 9
1910... ..	877	303	1180	150,380	2380	152,760	88,948	11,202	0 11 9	4 14 2
1911... ..	1027	214	1241	214,158	1493	215,651	136,500	5245	0 12 9	3 10 3
1912... ..	597	240	837	93,738	1915	95,653	55,432	6712	0 11 10	3 10 1
1913... ..	493	205	698	53,908	1037	54,945	40,004	5224	0 14 7	5 0 8

RETURN showing Area of Country Lands in the various Counties sold from 1904 to 1913 inclusive.

COUNTY.	1904.		1905.		1906.		1907.		1908.		1909.	1910.		1911.	1912.	1913.
	A.	R. P.	A.	R. P.	A.	R. P.	A.	R. P.	A.	R. P.	A.	A.	A.	A.	A.	A.
Buckingham ...	11,423	2 11	14,504	0 27	14,165	0 0	11,406	0 0	11,150	3 24	11,893	7015	5680	4631	4603	A.
Cornwall	3374	3 22	3943	1 0	3258	0 0	4798	0 0	5543	2 37	5871	5852	3442	5852	3473	4195
Cumberland ...	9284	0 38	15,707	0 32	8752	0 0	8129	0 0	5193	2 24	4281	3518	4634	5240	1105	8495
Devon	9022	2 11	19,645	1 23	14,647	0 0	16,435	0 0	16,701	0 20	16,945	9155	5232	7530	8495	13,562
Dorset	29,591	1 3	28,524	0 16	35,865	0 0	15,385	0 0	11,252	2 21	30,097	14,616	30,071	33,967	13,562	2518
Flinders Island..	274	2 0	552	3 5	434	0 0	2165	0 0	619	0 10	2026	14,345	105,171	6546	..	..
Franklin	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Glamorgan	664	2 0	4618	3 1	7461	0 0	9750	0 0	4773	0 10	3538	1032	2896	5335	973	1089
Kent	1555	1 29	3130	3 12	1473	0 0	7230	0 0	6181	0 31	3756	3224	1926	1356	1046	794
King Island	6074	1 19	277	3 11	913	0 0	7049	0 0	17,886	2 16	69,425	65,997	31,512	3430	1162	1011
Lincoln	239	2 33	3966	3 6	2926	0 0	1601	0 0	4220	0 38	3216	3285	6469	754	3991	149
Monmouth	3410	3 22	3260	1 15	4387	0 0	4880	0 0	7290	3 25	3643	830	1558	1162	200	387
Montagu	184	3 11	602	3 21	170	0 0	626	0 0	475	2 30	282	1004	60	131	7860	3991
Pembroke	17,190	3 39	35,345	0 31	21,357	0 0	15,053	0 0	10,217	0 14	10,295	4033	4026	387	198	597
Russell	55	0 6	1117	0 21	175	0 0	231	0 0	771	3 37	686	600	198	387	696	1876
Somerset	3649	1 34	4559	1 31	5428	0 0	1198	0 0	631	2 15	963	597	200	6608	6634	8368
Wellingtton.....	33,637	0 0	23,006	1 10	13,302	0 0	16,264	0 0	19,319	3 32	16,756	11,224	6608	6634	2227	655
Westmorland....	896	0 0	6883	2 33	5019	0 0	2717	0 0	2367	2 11	3524	5713	4385	2227	93,738	53,908
TOTAL.....	132,629	1 8	168,749	0 18	142,732	0 0	124,905	0 0	123,196	3 35	189,196	150,189	214,158	..	..	..

The area of First-class land held on credit on 31st December, 1913, was

The area of Second-class land held on credit on 31st December, 1913, was

The area of Third-class land held on credit on 31st December, 1913, was

The area of Town lands held on credit on 31st December, 1913, was

The area of Rural lands bought at auction on 31st December, 1913, was

Total

1,290,705 acres

297,967 acres ; this includes Homestead Areas.

251,165 acres

703,813 acres

12,800 acres

24,960 acres

Return showing Yields and Value of Agricultural Produce for the Years 1911-12 and 1912-13.

Year.	Popula- tion.	Acres in Crop.	Yield of Principal Crops.								Total Value of Agricultural Produce. £
			Wheat.	Oats.	Barley.	Potatoes.	Turnips.	Hops.	Apples.	Pears.	
1911-12 ...	193,479	270,000	Bushels. 659,615	Bushels. 1,504,633	Bushels. 148,009	Tons. 62,164	Tons. 33,389	Pounds. 1,057,976	Bushels. 1,505,944	Bushels. 100,527	
1912-13	197,205	286,065	630,315	2,257,258	265,908	72,565	22,757	1,920,583	1,331,324	149,546	
										2,043,581 2,226,668	

Live Stock and Value of Pastoral Produce for the Years 1911-12 and 1912-13.

Year.	Acres in Permanent Grasses.	Horses.	Cattle.	Sheep.	Pigs.	Milch Cows for Dairy purposes.	Total Value of Pastoral Produce.
1911-12	432,128	No. 41,853	No. 160,548	No. 1,823,017	No. 67,392	No. 56,858	£ 1,429,946
1912-13	493,233	44,039	162,021	1,852,669	49,152	60,160	1,586,715

“GAME PROTECTION ACT, 1907.”

Regulations for the Protection of the Mutton-bird.

(*Puffinus tenuirostris.*)

1. Mutton-birds may be killed, taken, or captured only during the period commencing from the 20th day of March, and ending on the 20th day of May (both days inclusive) in each year.

2. Licences to kill, take, and capture mutton-birds may be issued by the Secretary for Lands or any person authorised by him at any time during the said period, or within one calendar month immediately prior to the commencement of the said period, and shall be and continue in force during the whole or remainder of the said period, as the case may be.

3. The fees payable for licences shall be as follows:—

	s.	d.
(a) For every person under the age of 10 years at the time of the commencement of the licence	5	0
(b) For every person above the age of 10 years at the time of the commencement of the licence	10	0

4. Licences shall be in the form contained in the schedule or to the like effect, and shall not be transferable.

5. No horses, neat cattle, sheep, pigs, or other animals except dogs shall be allowed upon any Crown land reserved as a hunting-ground for mutton-birds, and all dogs shall be kept chained.

6. These regulations may be enforced by all bailiffs of Crown lands, police officers, and constables of Tasmania.

7. Any person who shall be guilty of a breach of any of these regulations shall for every such offence forfeit and pay a penalty not exceeding Five Pounds.

8. All offences against these regulations shall be heard and determined, and all penalties be recovered in a summary way by and before any two or more justices of the peace in the mode prescribed by “The Magistrates Summary Procedure Act,” and any person aggrieved by any conviction under these regulations may appeal therefrom in manner directed by “The Appeals Regulation Act.”

9. No person shall, from the 1st day of September in any year until the 10th day of February inclusive in the next ensuing year, land or enter upon any island which has been proclaimed a hunting-ground for mutton-birds.

Regulations Controlling the Hunting of Kangaroo and Opossum.

1. No person shall hunt kangaroo or opossums on Crown lands without a licence.

2. Licences to hunt kangaroo and opossums on Crown lands within any municipality may be obtained from bailiffs of Crown lands, or from any person whom the Commissioner of Crown Lands may appoint for the purpose, on payment of the sum of Five Pounds.

3. Every licence shall be in the form in the schedule prescribed, and shall be in force from the date of the commencement of the licence until the commencement of the next close seasons respectively for kangaroo and opossums.

4. Any person who shall be guilty of a breach of any of these regulations shall for every such offence forfeit and pay a penalty not exceeding Ten Pounds.

5. No hunting licence may be issued in respect of land which is held under lease from the Crown for pastoral or mining purposes, except with the consent in writing of the officer who issued the licence.

6. The open season for kangaroo-hunting is from 1st April to 31st July of each year, and for opossums from 1st June until 31st July.

GOVERNMENT PUBLICATIONS.

On sale, at the prices and places named hereunder:—

GOVERNMENT PRINTING DEPARTMENT.

(Stamps will not be received in payment.)

	£	s.	d.
Abel Janszoon Tasman, his Life and Voyages: by James Backhouse Walker, F.R.G.S. (post paid)	0	2	0½
Acts of Parliament, Assessment and Valuation Rolls, &c., per sheet	0	0	4
An Angler's Guide: Sport with Rod and Line, 124 pp., 51 plates. (Postage extra—Australian, 0½d.)	0	1	0
Australia's Playground and Health Resort, 188 pp., 107 plates, one (1) map. (Postage extra—Australian, 1d.)	0	1	0
Crown Land Laws and Timber Industry, 48 pp., 19 plates, one (1) map. (Postage extra—Australian, 0½d.)	0	0	6
Early Tasmania: by James Backhouse Walker, F.R.G.S. Pp. viii. and 290; with Portrait of the author and numerous interesting Charts. Demy octavo, cloth boards (post paid)	0	4	1½
Eucalypts of Tasmania and their Essential Oils. A Research on: by R. T. Baker, F.L.S., and H. G. Smith, F.C.S., Technological Museum, Sydney. 76 pp. and 4 plates. Price posted... ..	0	1	6½
Friendly Societies Act, Regulations under (post paid)	0	0	6½
Geology.—A Systematic Account of the Geology of Tasmania: by R. M. Johnston, F.L.S., Government Statistician and Registrar-General of the State of Tasmania. Pp. xxi. and 409, and 57 pages of Typical Fossils; with 23 Engravings, Maps, Sections, &c. Published by authority of the Government, and printed at the Government Press. Royal quarto, half-bound in calf	3	3	0
Handbook of Tasmania, complete, full cloth, 440 pp., 215 plates, three (3) maps. (Postage extra—Australian, 2½d.)	0	5	0
Handbook of Tasmania, complete, paper, boards, 440 pp., 215 plates, three (3) maps. (Postage extra—Australian, 2½d.)	0	3	6
His Worship—A Manual of Procedure for Tasmanian Justices of the Peace: by E. W. Turner, M.A., LL.B. (posted)	0	4	1
Index to "The Licensing Act, 1902:" by Lloyd Eld Chambers (post paid)	0	1	0½
Index to "The Police Act, 1905" (post paid)... ..	0	1	0½
Index to the Statutes of Tasmania: by J. K. Reid (post paid)	0	3	7
Information for Immigrants and Statistics, 88 pp., 53 plates. (Postage extra—Australian, 2½d.)	0	0	6

	£	s.	d.
Notes on the Aborigines of Tasmania: by G. W. Walker, with an introduction by J. B. Walker, F.R.S. (post paid)	0	1	0½
Orcharding, Dairy, Poultry, and General Farming, 84 pp., 42 plates, one (1) map. (Postage extra—Australian, 0½d.)	0	0	6
Port Dalrymple—The Discovery and Occupation of: by James Backhouse Walker, F.R.G.S. (post paid)	0	0	6½
Regulations for Securing the Cleanliness and Freedom from Contamination of Meat under "The Food and Drugs Act, 1910" (posted)...	0	0	3½
Regulations under "The Inflammable Oils Act, 1910" (posted)	0	0	3½
Regulations under "The Factories Act, 1910" (posted)	0	0	3½
Rocks and Minerals of Tasmania: by R. M. Johnston, F.L.S. 55 pp., with plates. Royal quarto, cloth boards (post paid)	0	5	1
Rules under Bankruptcy, Common Law Procedure, Debtors, Equity Procedure, and Matrimonial Causes Acts, per sheet	0	0	4
Standards and Regulations under "The Food and Drugs Act, 1910" (posted)	0	0	6½
Statutes of Tasmania, alphabetically arranged: by F. Stops. From 7 George 4th (1826) to 64 Victoria (1901). New Edition (Vol. I.: A-C; Vol. II.: D-L; Vol. III.: M-R; Vol. IV.: S-Y). Half-bound law calf (post paid), per vol.	1	1	3
Ditto. Imitation Leather (post paid), per vol.	0	16	9
Ditto. Interleaved with ruled imitation parchment paper for annotating purposes. Half-bound law calf (post paid), per vol. ...	1	9	0
Vol. V.: Local and Personal. Half-bound law calf (post paid), per vol.	1	1	4
Ditto. Imitation Leather (post paid)	0	16	10
Tasmanian Flora: by L. Rodway, Government Botanist of Tasmania. 340 pp. Illustrated with 50 Drawings of Typical Species. Royal octavo, boards (post paid)	0	7	2
The Deportation of the Norfolk Islanders to the Derwent in 1808: by James Backhouse Walker, F.R.G.S. (post paid)	0	0	6½
The Tasmanian Aborigines: by James Backhouse Walker, F.R.G.S. (post paid)	0	0	6½
"Tasmanian Government Gazette," published every Tuesday, annual subscription (post paid)	1	2	6
Notices intended for publication in the "Gazette" should reach the office not later than noon on Monday.			
"Tasmanian Government Gazette," current year (post paid), per copy	0	0	6½
"Tasmanian Government Gazette," previous year (post paid), per copy	0	1	0½
"Tasmanian Government Gazette," annual subscription, including Acts passed during the year (post paid)	1	13	6

Tasmanian Nomenclature, A Record of, with Dates and Origins: compiled by J. Moore-Robinson. 106 pp. Price posted	£	s.	d.
Vice-Admiralty Court Rules (post paid)	0	0	6½
	0	1	0½

LANDS AND SURVEYS DEPARTMENT.

Maps, Plans, &c.

(Stamps will not be received in payment.)

Crown Lands Guide, 1914 (paper cover)	0	1	0
Ditto (cloth cover)	0	2	0
Tasmanian Forestry, Timber Products, and Sawmilling Industry	0	1	0
Large Map of Tasmania, plain	0	15	0
Ditto, coloured	1	0	0
Regulations for conducting Survey of land in Tasmania	Free		
Medium-sized Map of Tasmania, plain	0	2	6
Ditto, coloured	0	5	0
Electoral Map of Tasmania	0	2	6
Municipal Map of Tasmania	0	2	6
Small Map of Tasmania, plain	0	1	0
Ditto, coloured	0	2	0
Geological Map of Tasmania (small)	0	2	0
Tourist Map of S.E. Tasmania	0	0	6
Map of Hobart and Suburbs, plain	0	2	6
Ditto, coloured	0	5	0
Map of City of Hobart, showing details of alienated lands, &c., in 6 sheets, per sheet ...	0	1	0
Ditto, in 2 sheets, per sheet	0	1	0
Map of Suburbs of Hobart, in 4 sheets, per sheet	0	1	0
Copies of County Maps, for each sheet or part thereof	0	1	0
Sheet of County Map entered up to date	0	2	6
Copies of Town Plans, for each sheet	0	1	0
Tracings, from 1s. to 10s. each.			
Diagram Forms, each	0	1	0
Plotting Forms, per doz.	0	2	0
Regulations under "Crown Lands Act"	Free.		

Besides the various Maps of Tasmania and Hobart and the County Sheets mentioned above, Lithographic Copies of the following Towns can be obtained:—

Avoca, Argenton, Alberton, Allison, Alma, Apsley, Adelaide, Auburn, Beaconsfield, Bothwell, Branhholm, Bellerive, Boobyalla, Buckland, Bracknell, Burgess, Bicheno, Bridport, Brighton, Bridgewater (South), Brabazon, Campbell Town, Cradoc, Cleveland, Carnarvon, Crotty, Colebrook, Chudleigh, Copping, Cookville, Carrick, Crawford, Camden, Currie, Corinna, Cheshunt, Cornwall, Darwin, Devonport, Deloraine, Derby, Douglas, Dundas, Deddington, Dunalley, Dulcot, Dorchester, Elizabeth Town, Elderslie, Enfield, Exeter, Fingal, Franklin, Falmouth, Folkstone, George Town, Gladstone, Gormanston, Gordon, Hamilton, Hobart, Hythe, Hamilton-on-Forth, Heybridge, Harford, Heazlewood, Hadsen, Hellyer, Howden, Hull, Havelock, Henrietta, Ilfracombe, Invermay, Jacob's Boat Harbour, Kettering, Kermod, Kunara, Koonya, Kempton, Latrobe, Leith, Launceston,

Liverpool, Liena, Leven, Lincoln, Longford, Lymington, Lovett, Lefroy, Leslie, Lottah, Long Bay, Llewellyn, Lennon, Lynchford, Lewisham, Macquarie Heads, Montagu, Magnet, Mangana, Moorina, Mathinna, Marlborough, Minnow, Napier, New Norfolk, Nubeena, Oatlands, Orford, Perth, Parattah, Patersonia, Paganza, Pomena, Pillinger, Picton, Pontville, Pioneer, Pontypool, Queens-town, Richmond, Ross, Ramsgate, Ringville, Rhyndaston, Risdon, Riana, Ridgeway, Rosebery, Rokeby, Remine, Sheffield, St. Marys, St. Helens, Swanston, Swansea, Sorell, Springfield, Smithton, Somerset, Strahan, Starford, Seymour, Summerleas, Scottsdale, Southbridge, Sidmouth, Shelstone, Shepton-Montacute, Stieglitz, Tarleton, Triabunna, Tunnack, Tullah, Tunbridge, Taranna, Ulverstone, Upway, Underwood, Victoria, Wynyard, Westbury, Waratah, Welsh, Weldborough, Walpole, Wivenhoe, Woodstock, Wiangata, Williamsford, York Town, Zeehan.

MINES DEPARTMENT.

Maps, Plans, &c.

Copies of the following Plans, Reports, &c., may be obtained at the Office of Mines, Davey-street, Hobart, or will be forwarded to any address on prepayment by post-office order or otherwise of the price thereof :—

Rules under Section 196 of "The Mining Act,"	£	s.	d.
calico	0	1	0
Abstract of Part VIII. of "The Mining Act, 1905," calico	0	1	0
Sketch-maps of the West Coast of Tasmania, showing localities of the various mineral deposits, tracks, &c., for use of prospectors, per plan	0	1	0
Plans for various gold and mineral fields, viz.—Beaconsfield, Mt. Lyell, Lefroy, Mt. Zeehan, Parish of Kay, &c., per plan	0	1	0
Reports by the Government Geologists upon various mineral localities throughout the State, published previous to 1-1-1900, 1s. to 2s. each.			
Ditto, ditto, published since 1st January, 1900, free.			
Annual Reports of the Mines Department, from 1s. 6d to 5s.			
Regulations under "Mining Act, 1905," pamphlet	0	1	0
Act and Regulations	0	2	6
Quarterly Reports on the Progress of the Mineral Industry, free.			

RECORDER OF TITLES.

Map of Hobart and Sandy Bay, distinguishing land under "Torrens' Act," 5 sheets	0	5	0
On single sheet, each	0	1	6
Plan of Lindisfarne	0	1	6
Mr. R. F. Young's Guide for Computation of Fees and Stamp Duty, under "The Real Property (Torrens') Act"	0	2	0
Diagram Forms each	0	1	0
Tables for the Transposition of Feet and Links	0	1	0

GOVERNMENT FEES.

The following is a list of Fees payable to the undermentioned Departments:—

LANDS AND SURVEY DEPARTMENT.

(Stamps will not be received.)	£	s.	d.
Certificate of Location Order	0	5	0
Preparation of Grant Deed	0	15	0
Application to purchase Crown land	3	1	0
Application to lease Crown land	0	1	0
Transfer of land held on credit, 3d. in the £1 on purchase-money, and Stamp Duty in accordance with "The Stamp Duties Act."			
Transfer of Pastoral Lease, 1s. in the £1 on the annual rental, and Stamp Duty.			
Charge for advertising issue of Grant Deed under Section 104 of 3 Edward VII. No. 39	0	15	0
Search of Records made on behalf of other than the actual selector or holder of Crown land concerned, or other than search made on behalf of any public authority acting in the public interest, fee for each search	0	2	6
Information supplied as result of such search...	0	1	0
Copies of Records supplied per folio of 72 words	0	1	0

MINES DEPARTMENT.

Prospectors' Licences, per annum	0	10	0
If issued after 30th June in any year ...	0	5	0
Miners' Rights, per annum	0	5	0
If issued after 30th June in any year ...	0	2	6
Duplicate Prospector's Licence or Miner's Right	0	1	0
Registration of Application for Miner's Claim (single)	0	2	6
Registration of Application for Miner's Claim (amalgamated)	0	5	0
Filing objection to Registration of Miner's Right Claim	0	2	6
Certificate of Registration of Miner's Right Claim	0	2	6
On filing with Registrar any application for Lease	1	0	0
Amalgamation of Lots under application for lease	1	0	0
Consolidation of Leases (each lease)	1	0	0
Filing objection to application for Lease or Licence (in addition to a deposit of £5) ...	1	0	0
Filing Notice of Marking-off Lessee's Timber Reserve	1	0	0
Certificate of Registration of Lessee's Timber Reserve (each lease)	0	5	0
All Certificates not above mentioned	0	1	0
Exemption of Mining Tenements held under Lease, Licence, or otherwise, from covenant as to expenditure... ..	0	5	0

	£	s.	d.
Registration of owner of Quartz, &c., stacked	0	5	0
Filing and Recording any Transfer of Application (or interest therein) for Lease or Licence	0	10	0
Filing and recording any Transfer of Lease or Licence	1	0	0
Filing and Recording any Transfer of Miner's Right Claim (single)	0	2	6
Filing and Recording any Transfer of Miner's Right Claim (amalgamated)	0	5	0
Copy of Surveyor's Plan (for each claim)	0	5	0
Tracing of Surveyor's Plan (for each claim)	0	1	0
Copy of Surveyor's Notes of Survey	0	2	6
Copy of Surveyor's Report	0	2	6
Inspection of Surveyor's Plan and Report	0	1	0
Copy of Form of Lease or Licence	0	1	0
Certified Copy of Records, not exceeding 74 words	0	2	6
Certified Copy of Records, for every additional 74 words or part thereof	0	1	0
Certified Copy of Lease or Counterpart	0	10	0
Search for, or inspection of, any Application, or record of any, for Lease or Licence, or of any Mining Company's Register or other record	0	1	0
Examining for and granting any Mine Manager's Certificate	1	0	0
For every Statement of Claim taken before a Warden under Part XI. of the Act, if tendered ready drawn	0	2	6
The Like, if drawn by a Warden or Registrar	0	5	0
For every Notice of Defence filed with a Warden, if tendered ready drawn	0	2	6
The Like, if drawn by a Warden or Registrar	0	5	0
For every Summons drawn by a Warden or Registrar	0	2	6
For every Copy thereof	0	1	0
Fee on filing Caveat with Secretary for Mines	0	10	0
Fee on Application for Renewal of Lease or Licence	1	0	0

Deposits.

With Objection to Applications for Lease (in addition to the Objection Fee of £1)	5	0	0
With Applications for Forfeiture (for each Lease)	5	0	0
(Or if machinery of the value of £200 is standing upon the land, then £10 instead of £5.)			

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